



13035 US Highway 319 N, Suite G, Thomasville, Georgia 31757

CONTRACT FOR SALE OF REAL PROPERTY

State of Georgia
County of Wakulla

Property Address: Shell Point Road and Kornegay Way,
Crawfordville, Florida

The undersigned Purchaser, _____, agrees to buy, and the undersigned Seller, agrees to sell with Wiregrass Auction Group, Inc., a licensed Real Estate broker, herein referred to as "Broker" acting as Seller's agent, all that tract or parcel of land and all fixtures therein as described in Exhibit "A" attached hereto and made a part of this Contract by reference (the "Property"). Time being of the essence, this sale shall be closed on or before Friday, November 14, 2025.

The purchase price of said Property shall be _____ and NO/100 dollars (\$ _____) and is inclusive of the 10% Buyer's Premium (the "Purchase Price"). The Purchase Price shall be payable to the Seller in cash at Closing (as hereinafter defined) in immediately available funds. This Contract is not contingent upon Purchaser's ability to obtain financing of any kind.

Purchaser has paid to Wiregrass Auction Group, Inc., receipt of which is hereby acknowledged, **\$25,000.00 in certified funds** as earnest money to be applied towards the purchase price when the sale is consummated. As procuring cause of this Contract, Broker has rendered a valuable service for which reason Broker is made a party of this Contract to enable Broker to enforce Broker's commission rights hereunder against the parties hereto on the following basis: Seller agrees to pay Broker the full commission as provided in the auction listing contract when the sale is consummated. In the event the sale is not consummated because of Seller's inability, failure, or refusal to perform any of the Seller's covenants herein, then the Seller shall pay the full commission to Broker, and Broker, at the option of the Purchaser, shall return the earnest money to Purchaser. Purchaser agrees that if Purchaser fails or refuses to perform any of the Purchaser's covenants herein, Purchaser shall forthwith pay Broker the full commission; provided that Broker may first apply one-half of the earnest money toward payment of, but not to exceed, the full commission. The Seller may elect to accept the balance of the earnest money deposit as liquidated damages and full settlement of any claim for damages or the Seller may seek to enforce specific performance rights and obligations against the Purchaser under the terms of this Contract. In the event Purchaser fails to make deposit or deposits are not collectible, Purchaser shall be considered to have breached this agreement and Seller shall have the right to re-offer the Property for sale to others and to demand liquidated damages equal to the amount of the deposit or Seller may demand specific performance. The Purchaser in either event shall be liable for Broker's commission, attorney's fees and costs. Prior to disbursing earnest money pursuant to this Agreement, Broker shall give all parties fifteen (15) days written notice by certified mail (to each party's last known address), stating to whom the disbursement(s) will be made. Any party may object in writing to the disbursement, provided the objection is received by Broker prior to the end of the fifteen (15) day notice period. All objections not raised in a timely manner shall be waived. In the event a timely objection is made, Broker shall consider the objection and may do any or a combination of the following: (1) disburse the earnest money as indicated in the notice and so notify all parties; or (2) interplead the earnest money into a court of competent jurisdiction; or (3) hold the earnest money for a reasonable period of time to give the parties an opportunity to resolve the dispute. Broker shall be entitled to be reimbursed from any funds interpleaded for its costs and expenses, including reasonable attorneys' fees incurred in connection with the interpleaded action. The prevailing party in the interpleader action shall be entitled to collect from the other party the costs and expenses reimbursed to Broker. No party shall seek damages from Broker or Escrow Deposit Holder (nor shall Broker be liable for the same) for any matter arising out of or related to the performance of Broker's duties under this earnest money paragraph, and the parties indemnify Broker and Escrow Deposit Holder accordingly.

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Seller warrants that Seller presently owns fee simple title to said Property subject to the Permitted Encumbrances (as hereinafter defined). At Closing, Seller agrees to convey title to said property by warranty deed, as applicable, unless otherwise specified herein, subject only to (1) zoning ordinances affecting said Property; (2) easements, rights-of-way, covenants, restrictions, encumbrances and other matters of record, if any; (3) any easements, rights-of-way, cemeteries or other matters that would be disclosed by an accurate survey or inspection of the Property, (4) taxes for the current year and all subsequent years; and (5) leases, other easements, other restrictions and encumbrances specified in this Contract, if any (collectively, the "Permitted Encumbrances"). In the event leases are specified in this Contract, Purchaser agrees to assume Seller's responsibilities thereunder to the Tenant and to the Broker who negotiated such leases.

The Purchaser shall have 10 days after acceptance of this Contract to examine title of Property and in which to furnish Seller with a written statement of objections affecting the marketability of said title. The title herein required to be furnished by the Seller shall be good and marketable, and that marketability shall be determined in accordance with Applicable Law, as supplemented by the Title Standards of the State Bar of Association of the state in which the Property is located. Any defect in the title which does not impair marketability pursuant to said Title Standards, shall not constitute a valid objection on the part of the Purchaser; provided that the Seller furnishes any affidavits or other documents, if any, required by the applicable Title Standard to cure such defect. In the event curative work in connection with the title is required, Purchaser and Seller agree to and do extend time for closing to a date no more than fifteen (15) days following completion of necessary curative work but in no event shall such extension exceed 120 days from original closing deadline. If title is not marketable at expiration of said period, Purchaser shall have the option of (1) Accepting the title as is, or (2) Demanding a refund of the deposit and this Contract shall be null and void.

Should the Property be destroyed or substantially damaged as a result of a fire, storm or other casualty before the Closing Date, Seller shall immediately notify the Purchaser or Broker, after which the Purchaser may declare this Contract null and void and receive a refund of the earnest money deposited. In the event Purchaser elects not to void this Contract pursuant to this paragraph, then within five (5) calendar days after Seller receives notification of the amount of the insurance proceeds which Seller will receive as a result of said casualty, if any, Seller shall notify Purchaser of the amount of insurance proceeds and the Seller's intent to repair or not to repair said damage. Within five (5) calendar days of Seller's notification, Purchaser may (A) declare this Contract null and void and receive a refund of the earnest money deposited, or (B) proceed to Closing and receive such insurance proceeds as are paid to Seller on the loss resulting from said casualty if Seller has elected not to repair said damage.

Purchaser's earnest money deposit shall not be deposited in Broker's escrow account until such time as this Contract is accepted by all parties.

Neither Seller nor Broker make, nor have made, any warranties or representations as to the status of any oil, gas, or mineral rights pertaining to the Property. The Seller agrees to convey all its interest in any such oil, gas, or mineral rights, if any, to the Purchaser at closing. The conveyance of the Property shall be subject to any prior reservation or sale of such oil, gas, and mineral rights, if any.

Neither Seller nor Broker make, nor have made, any warranties or representations to Purchaser with respect to (i) the existence or nonexistence of any pollutants, contaminants or hazardous waste upon the Property prohibited by federal, state or local law or (ii) the existence or nonexistence of any claims based thereon arising out of the actual or threatened discharge, release, disposal, seepage, migration or escape of such substances at, from, under, onto, or into the Property. Purchaser shall rely upon Purchaser's own environmental audit or examination of the Property, to determine such issues and acknowledges that no representations and warranties have been made by Seller or Broker with regard to such matters. PURCHASER WAIVES AND RELEASES SELLER FROM AND AGREES TO ASSUME ANY PRESENT OR FUTURE CLAIMS ARISING FROM OR RELATING TO THE PRESENCE OR ALLEGED PRESENCE OF HARMFUL OR TOXIC SUBSTANCES IN, ON, UNDER OR ABOUT THE PROPERTY INCLUDING, WITHOUT LIMITATION, ANY CLAIMS UNDER OR ON ACCOUNT OF (I) THE COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION AND LIABILITY ACT OF 1980, AS THE SAME MAY HAVE BEEN OR MAY BE AMENDED FROM TIME TO TIME, AND SIMILAR STATE STATUTES, AND ANY REGULATIONS PROMULGATED THEREUNDER, (II) ANY OTHER FEDERAL, STATE OR LOCAL LAW, ORDINANCE, RULE OR REGULATION, NOW OR HEREAFTER IN EFFECT, THAT DEALS WITH OR OTHERWISE IN ANY MANNER RELATES TO, ENVIRONMENTAL MATTERS OF ANY KIND, OR (III) THIS CONTRACT OR THE COMMON LAW. THE TERMS AND PROVISIONS OF THIS PARAGRAPH SHALL SURVIVE CLOSING HEREUNDER.

Purchaser acknowledges that Purchaser has inspected the Property or has had the opportunity to do so and chose not to inspect the Property. Purchaser is relying solely on his own inspection and judgment and not on any representations, warranties or guaranties made by Seller or Broker in purchasing the Property. Further, all parties acknowledge and agree that the Property is being sold "AS IS" with any and all faults. The Seller shall have no obligation to make repairs or replacements noted in any inspection(s) made by or for Purchaser. Such repairs or replacements shall be the sole responsibility of Purchaser. The provisions of this paragraph shall survive closing.

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Purchaser and Seller acknowledge and agree that the only Broker involved in the transaction contemplated herein as Seller's agent is Wiregrass Auction Group, Inc. Broker has acted as agent for the Seller in the transaction contemplated herein as disclosed in Exhibit "C" attached hereto. Broker has not acted as agent for the Purchaser.

This Contract shall not be transferred or assigned without the written consent of all parties to this Contract and any permitted assignee shall fulfill all the terms and conditions of this Contract.

Notwithstanding anything contained herein to the contrary, Seller's responsibility in connection with the Property shall cease at Closing, and Closing shall constitute Purchaser's acceptance of the Property unless provision is otherwise made in writing.

Purchaser and Seller agree to comply with and to execute and deliver such certifications, affidavits, and statements as are required at the Closing in order to meet the requirements of Internal Revenue Code Section 1445.

Except as may otherwise be provided for in this Contract, all notices or demands required or permitted hereunder shall be delivered either (A) in person; (B) by overnight delivery service prepaid; (C) by facsimile (FAX) transmission; or by (D) the United States Postal Service, postage prepaid, registered or certified, return receipt requested. Such notices shall be deemed to have been given as of the date and time the same are actually received by Broker or Seller.

Seller and Purchaser hereby instruct the closing attorney to: (A) obtain and distribute to and from the appropriate parties such certifications, affidavits, and statements as are required in order to meet the requirements of Internal Revenue Code 1445 (Foreign/Non-Foreign Sellers), or in the alternative to disburse and hold the sales proceeds in such a manner as may be required to comply with Internal Revenue Code 1445; (B) file with the Internal Revenue Service the IRS Form 1099B documenting this transaction, and comply with any other reporting requirements related thereto, and (C) unless otherwise provided herein, apply earnest money as a credit toward Broker's commission with any excess being paid to Seller at Closing.

This Contract is inclusive of the special conditions of sale contained in Exhibit "B" attached hereto and made a part of this Contract by reference. If special stipulations are in conflict with prior printed context of this Contract, then the special stipulations will govern this Contract.

This Contract and the Exclusive Auction Listing Contract between Broker and Seller constitutes the sole and entire agreement between the parties hereto and no modification of this Contract shall be binding unless attached hereto and signed by all parties to this Contract. No representation, promise, or inducement not included in this Contract shall be binding upon any party hereto.

This contract may be executed without modification in counterparts by the undersigned parties via electronic (scanned) or facsimile signature and, when assembled, shall constitute a single binding agreement.

For all purposes in this Contract, an electronic signature or facsimile signature shall be deemed the same as an original signature; provided, however, that all parties agree to promptly re-execute a conformed copy of this Contract with original signatures if requested to do so by any other party to this Contract.

[Intentionally Left Blank]

[Signatures on the Following Page]

CONTRACT FOR SALE OF REAL PROPERTY

Seller('s) initials _____; Auctioneer/Broker's initials _____; Purchaser(s) initials: _____

The foregoing offer is ACCEPTED by the Seller on _____.

PURCHASER:

By: _____

Print Name: _____

Title: _____

Date: _____

Address: _____

Telephone #: _____

Facsimile #: _____

E-mail Address: _____

SELLER:

By: _____

A _____

By: _____ (SEAL)

Print Name: _____

Title: _____

Address: _____

Telephone #: _____

Facsimile #: _____

E-mail Address: _____

SELLER:

By: _____

A _____

By: _____ (SEAL)

Print Name: _____

Title: _____

Address: _____

Telephone #: _____

Facsimile #: _____

E-mail Address: _____

PURCHASER:

By: _____

Print Name: _____

Title: _____

Date: _____

Address: _____

Telephone #: _____

Facsimile #: _____

E-mail Address: _____

SELLER:

By: _____

A _____

By: _____ (SEAL)

Print Name: _____

Title: _____

Address: _____

Telephone #: _____

Facsimile #: _____

E-mail Address: _____

**ACKNOWLEDGEMENT OF RECEIPT OF EARNEST MONEY
BY BROKER OR BROKER'S AFFILIATED LICENSEE:
Wiregrass Auction Group, Inc. [FL R.E. Lic. #CQ1051810]**

AUCTIONEER/BROKER:

Wiregrass Auction Group, Inc.
A Georgia Corporation

By: _____ (SEAL)

Mark L Manley

Broker / President

FL R.E. Lic. #BK3416356

13035 US Hwy 319 N., Suite G

Thomasville, Georgia 31757

(229) 890-2437 Office

(229) 891-1377 Cell

Mark@BidWiregrass.com

CONTRACT FOR SALE OF REAL PROPERTY
Seller('s) initials _____; Auctioneer/Broker's initials _____; Purchaser(s) initials: _____

Exhibit "A"

Legal Description

Wakulla County Tax Parcel: 00-00-121-000-11962-003

Property Address: Shell Point Road and Kornegay Way, Crawfordville (Shell Point), Florida

Commence at the Southeast corner of Lot 116 (also known as Lot 125) of the Hartsfield Survey of Lands in Wakulla County, Florida, and run thence S 03° 55' 45" E 453.80 feet to a concrete monument lying on the Southwestern right of way boundary of State Road No. S-367, said monument marking the POINT OF BEGINNING of herein described; from said POINT OF BEGINNING run thence Southeasterly along the arc of said right of way boundary 124.07 feet to a concrete monument (chord to said monument bears S 48° 05' 47" E, 123.97 feet) thence leaving said roadway, run S 21° 04' 33" W 204.49 feet to a concrete monument, thence run S 03° 53' E 1366.85 feet to a concrete monument on the approximate centerline of Cedar Creek, said monument also lying on the approximate centerline of a graded roadway; thence run N 28° 16' 55" W along the apparent centerline of said roadway 1107.07 feet to an iron pipe, thence run N 18° 15' E 20.67 feet to a concrete monument lying on the apparent northeasterly right of way boundary of said roadway, thence run N 28° 16' 55" W along said right of way boundary 200.00 feet to a concrete monument lying on the Southeasterly right of way boundary of a public road known as Kornegay Way, thence run N 28° 40' 12" E along said roadway boundary 750.01 feet to a concrete monument lying on the Southeasterly right of way boundary of State Road No. S-367 thence run Southeasterly along the arc of said roadway boundary 238.45 feet to the POINT OF BEGINNING, (chord to said point bears S 36° 21' 05" E, 237.73 feet).

TOGETHER WITH a perpetual easement for ingress, egress, and regress over, though, and across the following described land:

Commencing at a concrete monument marking the Southeast corner of Lot 116 of Hartsfield Survey of Lands in Wakulla County, Florida (also known as Lot 125, HS) thence run South 3 degrees 55 minutes East 2096 feet to a cement monument in the center of a graded road at the mouth of Cedar Creek, thence run North 28 degrees 16 minutes 55 seconds West 1007.07 feet to the point of beginning of the land herein described. From said point of beginning, continue North 28 degrees 16 minutes 55 seconds West 100 feet, thence turn left 90 degrees to the Easterly bank of a proposed canal, thence run South 28 degrees 16 minutes 55 seconds East 100 feet, thence turn left 90 degrees and run to the point of beginning in Lot 121 of Hartsfield Survey of Lands in Wakulla County, Florida.

AND:

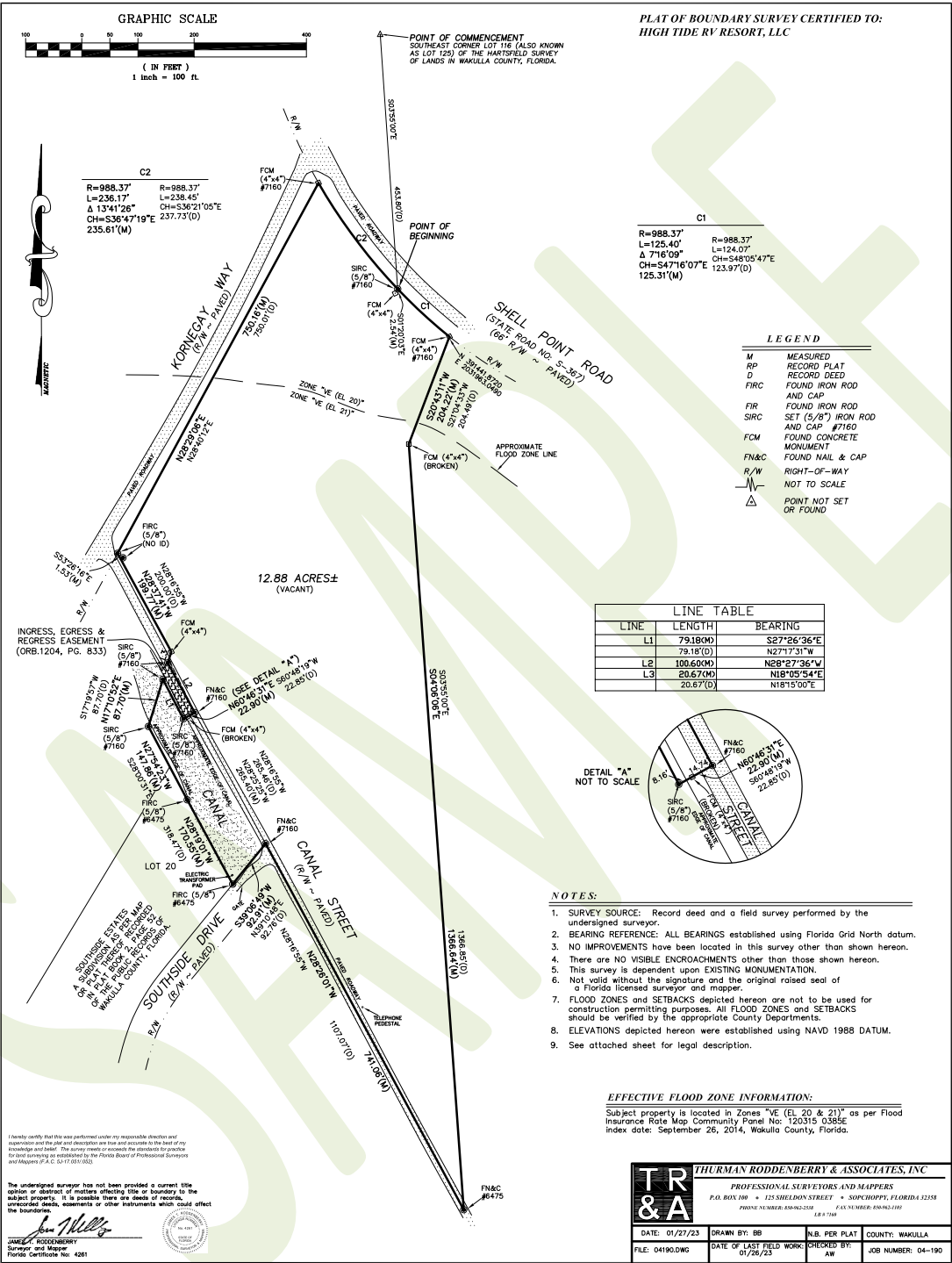
Commence at the Southeast Corner of Lot 116 (also know as Lot 125) of the Hartsfield Survey of Lands in Wakulla County, Florida; thence South 03 degrees 55 minutes 00 seconds East 2096.00 feet to a point lying on the centerline of Canal Street; thence run along said centerline as follows: North 28 degrees 16 minutes 55 seconds West 741.62 feet to a point marking the intersection of said centerline with the Northerly right of way of Southside Drive, said point being the POINT OF BEGINNING; thence from said POINT OF BEGINNING continue along said centerline North 28 degrees 16 minutes 55 seconds West 265.46 feet to a nail and cap; thence leaving said centerline run South 60 degrees 48 minutes 19 seconds West 22.85 feet; thence North 27 degrees 17 minutes 31 seconds West 79.18 feet; thence South 17 degrees 19 minutes 57 seconds West 87.70 feet; thence South 28 degrees 00 minutes 31 seconds East 318.47 feet to a point lying on the Northerly right of way of Southside Drive; thence run along said right of way North 39 degrees 10 minutes 48 seconds East 92.76 feet to the POINT OF BEGINNING, containing 0.50 acres more or less.

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Exhibit "A2"

Plat



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Seller(s) initials _____; Auctioneer/Broker's initials _____; Purchaser(s) initials: _____

Exhibit "B"

Special Stipulations

1. This sale will be closed by Jan H. Colvin of Wakulla Title Company, 3004 Crawfordville Highway, Crawfordville, Florida 32347, (850) 926-3934. The seller will pay for the preparation of the Deed only. The purchaser will pay all other closing costs associated with this sale, including but not limited to recording, documentary stamps, financing expenses, intangible taxes, title fees, title insurance, appraisals, and inspection reports. The purchaser will be responsible for any bank wire fees associated with the closing incurred by the receiving or sending of the purchaser's earnest money deposits.
2. Notwithstanding any provision to the contrary contained herein, in the event the Closing cannot occur when scheduled due to a COVID-19 related event ("CRE") resulting in the closing attorney, the mortgage lender and/or the Buyer and/or Seller being unable to perform their respective obligations, then the Closing shall be postponed until 7 days after the specific event delaying the Closing has been resolved. If the Buyer or Seller is unable to perform due to a CRE, the affected party shall promptly notify the other party both of the CRE and of its resolution. Buyer or Seller having concerns about attending the Closing or self-quarantining (in the absence of a quarantine or government ordered lockdown that specifically applies to Buyer and/or Seller) shall not excuse Buyer or Seller from attending the Closing either in-person, virtually or through a power of attorney. Buyer or Seller presently having COVID-19 shall excuse Buyer and/or Seller from attending the Closing until the party is no longer at risk of infecting others. However, in all situations where Buyer and/or Seller cannot attend the Closing, Buyer and or Seller shall use their best efforts to fulfill their contractual obligations through a power of attorney. Buyer or Seller experiencing a job loss, reduction in salary or other financial hardship shall not be deemed a CRE. If the CRE causing a permitted delay results in the Closing being delayed by more than 90 days from the original Closing date, then either Buyer or Seller may terminate this Agreement without penalty upon notice to the other party.
3. This sale and conveyance are expressly subject to all covenants, conditions, restrictions, reservations, rights-of-way of record, and easements for roads, power line, telephone lines or similar utilities, if any, affecting the property. Additionally, this sale and conveyance are subject to any cemetery or cemeteries that may now exist on the property. The Buyer further acknowledges that they shall take title to the property subject to these covenants, conditions, restrictions, reservations, easements, and rights-of-way, and agrees to comply with and abide by all terms and conditions set forth therein. The Seller makes no representations or warranties regarding the existence or impact of any such covenants and restrictions, and the Buyer assumes all responsibility for conducting due diligence with respect to these matters.
4. The 2025 Ad Valorem taxes will be prorated between the seller and purchaser as of the date of closing.
5. The property is being sold as-is where-is.
6. This property is selling subject to specific Disclosures contained in Exhibit "C"
7. This contract excludes all personal property located on the property.
8. This property is being conveyed by Limited Warranty Deed.
9. Possession of the property will be granted at closing

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Exhibit "C"

DISCLOSURE STATEMENT

1) AGENCY DISCLOSURE: Wiregrass Auction Group, Inc is by this document giving notice to the Purchaser(s) that it is the Agent and Representative of the Sellers. The undersigned(s) acknowledge(s) that this written notice was received before the undersigned(s) signed a contractual offer or lease agreement in compliance with 475.25(1) (q), Florida Statutes, and Rule 21V-10-033 Florida Administrative Code.

Date

Purchaser Signature

Date

Purchaser Signature

2) COMPENSATION: The Purchaser acknowledges that Wiregrass Auction Group, Inc. is being paid by the Seller, Pursuant to Rule 213.003(2), Florida Administrative Code.

3) NO BROKERAGE RELATIONSHIP: FLORIDA LAW REQUIRES THAT REAL ESTATE LICENSEES WHO HAVE NO BROKERAGE RELATIONSHIP WITH A POTENTIAL SELLER OR BUYER DISCLOSE THEIR DUTIES TO SELLERS AND BUYERS.

As a real estate licensee who has no brokerage relationship with you, Wiregrass Auction Group, Inc. and its Associates owe to you the following duties:

- 1 Dealing honestly and fairly.
- 2 Disclosing all known facts that materially affect the value of residential real property which are not readily observable to the buyer.
- 3 Accounting for all funds entrusted to the licensee.

Date

Purchaser Signature

Date

Purchaser Signature

4) RADON GAS: Radon is a naturally occurring radioactive gas that, when it is accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county health department.

5) PERMITS DISCLOSURE: Except as may have been disclosed by Seller to Buyer in a written disclosure, Seller does not know of any improvements made to the Property which were made without required permits or made pursuant to permits which have not been properly closed. If Seller identifies permits which have not been properly closed or improvements which were not permitted, then Seller shall promptly deliver to Buyer all plans, written documentation or other information in Seller's possession, knowledge, or control relating to improvements to the Property which are the subject of such open permits or unpermitted improvements.

6) MOLD: Mold is naturally occurring and may cause health risks or damage to property. If Buyer is concerned or desires additional information regarding mold, Buyer should contact an appropriate professional.

7) ENERGY BROCHURE: Buyer acknowledges receipt of Florida Energy-Efficiency Rating Information Brochure required by Section 553.996, F.S.

8) HOMEOWNERS' ASSOCIATION/COMMUNITY DISCLOSURE: BUYER SHOULD NOT EXECUTE THIS CONTRACT UNTIL BUYER HAS RECEIVED AND READ THE HOMEOWNERS' ASSOCIATION/COMMUNITY DISCLOSURE, IF APPLICABLE.

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Exhibit "C" Continued

9) FLOOD ZONE; ELEVATION CERTIFICATION: Buyer is advised to verify by elevation certificate which flood zone the Property is in, whether flood insurance is required by Buyer's lender, and what restrictions apply to improving the Property and rebuilding in the event of casualty. If Property is in a "Special Flood Hazard Area" or "Coastal Barrier Resources Act" designated area or otherwise protected area identified by the U.S. Fish and Wildlife Service under the Coastal Barrier Resources Act and the lowest floor elevation for the building(s) and/or flood insurance rating purposes is below minimum flood elevation or is ineligible for flood insurance coverage through the National Flood Insurance Program or private flood insurance as defined in 42 U.S.C. §4012a, Buyer may terminate this Contract by delivering written notice to Seller within 0 (if left blank, then 20) days after Effective Date, and Buyer shall be refunded the Deposit thereby releasing Buyer and Seller from all further obligations under this Contract, failing which Buyer accepts existing elevation of buildings and flood zone designation of Property. The National Flood Insurance Program may assess additional fees or adjust premiums for pre-Flood Insurance Rate Map (pre-FIRM) non-primary structures (residential structures in which the insured or spouse does not reside for at least 50% of the year) and an elevation certificate may be required for actuarial rating.

10) FLOOD DISCLOSURE: Florida Statute 689.302 require a seller to complete and provide a flood disclosure to a purchaser of residential real property at or before the time the sales contract is executed.

Seller, Packhouse Talk, LLC, provides Buyer the following flood disclosure at or before the the time the sales contract is executed.

Property Address: _____

FLOOD DISCLOSURE

Flood Insurance: Homeowners' insurance policies do not included coverage for damage resulting from floods. Buyer is encouraged to discuss the need to purchase separate flood insurance coverage with Buyer's insurance agent.

- 1) Seller ☐ has ☒ has not filed a claim with an insurance provider relating to flood damage on the property, including, but not limited to, a claim with the National Flood Insurance Program.
- 2) Seller ☐ has ☒ has not received federal assistance for flood damage to the propert, including, but not limited to, assistance from the Federal Emergency Management Agency.
- 3) For the purposes of this disclosure, the term "flooding" means a general or temporary condition of partial or complete inundation of the property caused by any of the following:
 - a. The overflow of inland or tidal waters.
 - b. The unusual and rapid accumulation of runoff or surface waters from any established water source, such as a river, stream, or drainage ditch.
 - c. Sustained periods of standing water resulting from rainfall.

Seller: _____ Date: _____

Seller: _____ Date: _____

10) PROPERTY TAX DISCLOSURE SUMMARY: BUYER SHOULD NOT RELY ON THE SELLER'S CURRENT PROPERTY TAXES AS THE AMOUNT OF PROPERTY TAXES THAT THE BUYER MAY BE OBLIGATED TO PAY IN THE YEAR SUBSEQUENT TO PURCHASE. A CHANGE OF OWNERSHIP OR PROPERTY IMPROVEMENTS TRIGGERS REASSESSMENTS OF THE PROPERTY THAT COULD RESULT IN HIGHER PROPERTY TAXES. IF YOU HAVE ANY QUESTIONS CONCERNING VALUATION, CONTACT THE COUNTY PROPERTY APPRAISER'S OFFICE FOR INFORMATION.

11 FOREIGN INVESTMENT IN REAL PROPERTY TAX ACT ("FIRPTA"): Seller shall inform Buyer in writing if Seller is a "foreign person" as defined by the Foreign Investment in Real Property Tax Act ("FIRPTA"). Buyer and Seller shall comply with FIRPTA, which may require Seller to provide additional cash at Closing. If Seller is not a "foreign person", Seller can provide Buyer, at or prior to Closing, a certification of non-foreign status, under penalties of perjury, to inform Buyer and Closing Agent that no withholding is required. See STANDARD V for further information pertaining to FIRPTA. Buyer and Seller are advised to seek legal counsel and tax advice regarding their respective rights, obligations, reporting and withholding requirements pursuant to FIRPTA.

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Exhibit "C" Continued

12) SELLER DISCLOSURE: Seller knows of no facts materially affecting the value of the Real Property which are not readily observable, and which have not been disclosed to Buyer. Except as provided for in the preceding sentence, Seller extends and intends no warranty and makes no representation of any type, either express or implied, as to the physical condition or history of the Property. Except as otherwise disclosed in writing Seller has received no written or verbal notice from any governmental entity or agency as to a currently uncorrected building, environmental or safety code violation.

SAMPLE

CONTRACT FOR SALE OF REAL PROPERTY
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