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GEORGE COLE AUCTIONS & REALTY, INC.

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PURCHASE AGREEMENT CONTRACT

Notice: Attachment Of Signature By Both The Seller And The Buyer Is Indication Of A Meeting Of The Minds, And This Document Becomes A Legally Binding Contract. Your Signature Indicates You Understand And Agree To Meet The Terms Set Forth Herein. If you Do Not Understand This Document, It Is Recommended You Consult An Attorney.

Seller Nancy Bohnsack Seller Address 4478 Route 9G - Germantown, NY 12526

Hereby Offer The Following Real Property For Sale By Public Auction On This The 10th Day Of DEC, 20 17

Property Description Single Family Home + 3 Bay Barn on +/- 13.239 Acres

Property Address 475 Church Avenue

City Germantown, NY County DUTCHESS State NY

Lot Size +/- 13.239 Acres Tax Map / SBL PARCEL ID 103600 179.00-1-2.112

Deed Recorded COLUMBIA COUNTY CLERK Liber 813 Page 1868

These Premises Are To Be Sold Under The Direction Of George Cole Auctions & Realty, And Upon Acceptance Of A Bid By The Seller, Pursuant To The Following Terms:

1. The sale includes all fixtures, unless specifically excluded below. Seller represents and warrants that they are paid for and owned by Seller clear of any liens or encumbrances, other than existing mortgage(s), if any. The fixtures include, but are not limited to, plumbing, heating and lighting fixtures. Also included are the following items of personal property, but no others, conveyed in "AS IS" condition and without any warranty.

2. Any statements made in sales flyers or advertising relating to this property are not to be considered as part of these terms. There are no representations, warranties or contingencies to Purchaser's obligation to close other than those specifically set forth in these terms of sale. Purchaser agrees to take the property in an AS IS condition. No representations, warranties or promises have been made by the Seller or Auctioneer regarding the condition of the property or any systems, including but not limited to, heating, plumbing, sewer or septic, the roof, foundation, basement, appurtenances or out buildings, unless there is an express representation, warranty or promise in this contract.

3. The Premises are sold subject to: (a) Building and zoning regulations; (b) Conditions, agreements, restrictions and easements of record; (c) Any state of facts that an inspection or survey of the property may disclose. All of the above shall apply only so long as they are not violated by the existing nature of the property and the buildings or improvements thereon and/or render title unmarketable and do not threaten the continued use or occupancy of the property in its present form.

4. Title insurance, if any, shall be paid for by the purchaser.