

CONDITIONS OF SALE

The conditions of the present public sale are as follows:

1. The property to be sold is a tract of land with the improvements thereon known as 235 Longfellow Drive, East Lampeter Township, Lancaster County, Pennsylvania, as more fully described in the deed attached as Exhibit A hereto.

2. The highest bidder shall be the Purchaser upon the property being struck off to him, and the Purchaser shall immediately thereafter sign the Purchaser's Agreement on these Conditions of Sale, and pay down ten (10%) percent of the purchase money as security for performance of this Agreement. If any dispute arises among bidders, the property shall immediately be put up for renewal of bidding.

3. Balance of purchase money shall be paid at settlement to be held at the office of the Purchaser's attorney or title company on or before June 12, 2020 (unless some other time or place shall hereafter be agreed upon by the Seller and the Purchaser), upon which payment the Seller shall convey to the Purchaser by deed prepared at the Purchaser's expense, title to said property, free and clear of all liens and encumbrances not noted in these Conditions, but subject to any existing wall rights, easements, building or use restrictions, zoning or land subdivision regulations, encroachments of cornices, trim and spouting over property boundaries, or encroachments of any kind within the legal width of public highways.

4. At settlement, the property and all of its appurtenances and fixtures shall be in substantially the same condition as at present, except for (a) ordinary reasonable wear and tear, (b) damage of any kind for which full or partial recovery may be had under the Seller's or the Purchaser's insurance; (c) damage which occurs after possession has been given to the Purchaser, or (d) any taking by eminent domain.

5. (a) Formal tender of deed and purchase money are waived.

(b) Acknowledgments to deed shall be paid by the Seller, and all required state and local realty transfer taxes shall be paid by the Purchaser.

(c) Real estate taxes shall be apportioned to date of settlement or prior delivery of possession on a fiscal year basis.

(d) Time is of the essence.

6. Included in the sale are all buildings, improvements, rights, privileges, and appurtenances, gas, electric, heating, plumbing, lighting and water fixtures and systems, and any articles permanently affixed to the property.

7. Possession shall be given to the Purchaser at settlement.

8. The Seller will continue in force the present insurance, until delivery of deed or possession to the Purchaser (whichever shall first occur), and in case of loss will credit on account of the purchase price at settlement any insurance collected or collectible therefor.

9. The Seller reserves the right to reject any or all bids.

10. The Seller has not had the premises or the interior of any improvements thereon tested for the presence of radon gas or asbestos and as a result makes no representations as to the presence or absence of such gas or material in acceptable or unacceptable levels or quantities. This sale is not conditioned in any way upon satisfactory tests having been made prior to settlement.

11. No representations are being made by the Seller as to the condition of the improvements situated on the premises and this sale is not contingent upon desire of the Purchaser, or requirement of the Purchaser's mortgagee, that there be satisfactory inspections of any kind made prior to settlement. If any corrections are determined to be advisable, or required by any lender, such corrections shall be made at the expense of the Purchaser.

12. The property being sold at this public sale is being sold "AS IS" in its present condition and without any warranty, express or implied, with respect to the condition of the property.

13. It is understood that the Purchaser has inspected the property, or hereby waives the right to do so, and has agreed to purchase it as a result of such inspection and not because of or in reliance upon any representation not included herein, whether made by the Seller or any other officer, partner, or employee of the Seller, or by an agent, if any, of the Seller or the Purchaser or both.

14. The Purchaser acknowledges that the Purchaser has not received a Seller's Property Disclosure Statement. The Real Estate Seller Disclosure Law, 68 Pa. C.S.A. Sections 7301 - 7315, exempts transfers by a fiduciary in the course of administration of a decedent's estate, guardianship, conservatorship or trust from the requirement that a seller of residential real estate complete a Seller's Property Disclosure Statement.

15. The Purchaser hereby releases, quitclaims and forever discharges the Seller from any and all claims, losses or demands, including, but not limited to personal injuries and property damage and all of the consequences thereof, whether now known or not, which may arise from the presence of termites or other wood-boring insects, radon, lead-based paint hazards, environmental hazards, any defects or deficiencies in the sewer or water service system, any code violations, or any defects or conditions on the property. This release shall survive settlement.

16. The Purchaser shall be responsible for any written notice served upon the Seller, and for any work done or ordered to be done upon or about the property, after the date of the Purchaser's Agreement on these Conditions of Sale by any municipal or other public authority. In addition, the Purchaser shall be responsible for obtaining any certifications, inspections or licenses from the appropriate municipal departments that may be required by law, any fees or

costs in connection therewith, and any corrections or improvements to the property required in order to obtain such certifications, inspections or licenses.

17. In case of non-compliance by the Purchaser with these Conditions, the Seller, in addition to all other remedies provided by law, shall have the option either (a) to retain the Purchaser's down money as liquidated damages regardless of whether or not, or on what terms, the property is resold, or (b) to resell the property at public or private sale, with or without notice to the present Purchaser or the present Purchaser's sureties (if any) and to retain any advance in price, or hold the present Purchaser and any sureties liable for any loss resulting from such resale, meanwhile holding the down money paid hereunder as security for or toward payment of any such loss.

Robert L. Corder and Alta M. Corder Living Trust
dated April 19, 2004

By: _____
Robbin L. Finkbiner, Successor Trustee

PURCHASER'S AGREEMENT

I/We, _____,
agree to have purchased 235 Longfellow Drive, East Lampeter Township, Lancaster County,
Pennsylvania, the real estate mentioned in the foregoing Conditions, subject to said Conditions,
for the sum of _____
(\$ _____) Dollars; and if I/we shall acquire possession of the premises before
payment of the purchase money and shall fail to make payment when due, I/we authorize any
attorney to appear for me/us in any court and, to the extent and under the conditions, if any, then
permitted or prescribed by law, confess judgment in ejectment against me/us, in favor of the
Seller or the latter's assigns, for possession of said premises, and direct the issuing of a writ of
possession, with clause or writ of execution for costs; hereby waiving all irregularities, notice,
leave of court, present or future exemption laws, and right of appeal.

Witness my/our hand/s and seal/s this _____ day of _____, 2020.

Signed in the presence of:

_____ (SEAL)
Purchaser

_____ (SEAL)
Purchaser

RECEIPT

Received of the Purchaser on above date, as down money on account of the above
purchase price, the sum of _____
(\$ _____) Dollars.

Robert L. Corder and Alta M. Corder Living
Trust dated April 19, 2004

By: _____
Robbin L. Finkbiner,
Successor Trustee

EXHIBIT A

QUIT CLAIM DEED

THIS INDENTURE made the 19th day of April, 2004.

BETWEEN ROBERT L. CORDER and ALTA M. CORDER, his wife, (hereinafter called the "Grantor") having an address of 235 Longfellow Drive, Lancaster, Lancaster County, Commonwealth of Pennsylvania, 17602 and THE ROBERT L. CORDER AND ALTA M. CORDER LIVING TRUST (hereinafter called the "Grantee"); having an address of 235 Longfellow Drive, Lancaster, Lancaster County, Commonwealth of Pennsylvania, 17602.

WITNESSETH, that the said party of the first part, for and in consideration of the sum of One (\$1.00) Dollar lawful money of the United States of America, to them well and truly paid by the said party of the second part, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have remised, released and quit-claimed, and by these presents, does remise, release and quit-claim unto the said party of the second part, and to their successors and assigns forever,

ALL THAT CERTAIN lot of land, being Lot No. 12, Section L, of "Fairfield Acres", known as No. 235 LONGELLOW DRIVE, in the City of Lancaster, County of Lancaster and Commonwealth of Pennsylvania, said lot being more fully bounded and described as follows:

BEGINNING at an iron pin on the east line of Longfellow Drive, a corner of Lot No. 13, Section L; thence extending along Lot No. 13, North seventy-seven degrees, thirty-seven minutes East, one hundred sixty feet to an iron pin in line of property now or late of S. Emma Shenk; thence extending along property of S. Emma Shenk, South twelve degrees, twenty-three minutes East, ninety feet to an iron pin, a corner of Lot No. 11, Section L; thence extending along Lot No. 11, South seventy-seven degrees thirty-seven minutes West, one hundred sixty feet to an iron pin on the aforesaid east line of Longfellow Drive; thence extending along the east line of Longfellow Drive, North twelve degrees, twenty-three minutes West, ninety feet to an iron pin, the place of beginning.

BEING PARCEL ID NO. 780311490000.

FOR chain of title see deed recorded in the aforesaid County in Deed Book ^F63, Page 822. _^

TOGETHER with all and singular, the tenements, hereditaments and appurtenances thereunto belonging, or in any wise appertaining, and the reversions, remainders, rents, issues and profits thereof: AND also, all the state, right, title, interest, property, claim and demand whatsoever, as well in law as in equity, of the said party of the first part, of in, or to the above-described premises, and every part and parcel thereof, with the appurtenances.

TO HAVE AND TO HOLD all and singular the above-mentioned and described premises, together with the appurtenances, unto the said party of the second part, his heirs and assigns forever.

IN WITNESS WHEREOF, the Grantors have hereunto set their hand and seal.

Robert L. Corder
ROBERT L. CORDER

Alta M. Corder
ALTA M. CORDER

SEALED and DELIVERED)
in the Presence of us:)

COMMONWEALTH OF PENNSYLVANIA)
) SS.
COUNTY OF LANCASTER)

On this, the 19th day of April, 2004, before me, the Undersigned Officer, a Notary Public of the Commonwealth of Pennsylvania, personally appeared ROBERT L. CORDER and ALTA M. CORDER known to me to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Roger L. Whitacre
Notary Public

NOTARIAL SEAL
ROGER L. WHITACRE, NOTARY PUBLIC
WEST EARL TWP, LANCASTER COUNTY
MY COMMISSION EXPIRES MAY 28 2007

**I Certify This Document To Be
Recorded in Lancaster Co., Pa.**



Steve McDonald
STEVE McDONALD
Recorder of Deeds

I hereby certify the address of the above-named within Grantee is: having an address of 235 Longfellow Drive, Lancaster, Lancaster County, Commonwealth of Pennsylvania, 17602.

The address of the above-named property is: having an address of 235 Longfellow Drive, Lancaster, Lancaster County, Commonwealth of Pennsylvania, 17602.



DEED

ROBERT L. CORDER and ALTA M. CORDER
Grantor

TO

THE ROBERT L. CORDER AND ALTA M. CORDER LIVING TRUST
Grantee



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