

CONDITIONS OF SALE

The Conditions of the present public sale are as follows:

1. The property to be sold is all that certain tract of land, together with improvements erected thereon, containing approximately 2.2 acres and located along Rhoads Drive, Ickesburg, Pennsylvania, Saville Township, Perry County, being more fully described in a deed recorded in the Recorder of Deeds Office in and for Perry County, Pennsylvania in Deed Book 243, Page 99. A true and correct copy of the legal description of said property is attached hereto.

2. The highest bidder shall be the Purchaser upon the property being struck off to him; and he shall immediately thereafter sign the Purchaser's Agreement on these Conditions of Sale and pay down Five Thousand and 00/100 Dollars (\$5,000.00) of the purchase money as security for the performance of this Agreement. If any dispute arises among the bidders, the property shall immediately be put up for renewal of bidding.

3. The balance of the purchase money shall be paid at Settlement to be held at the office of Beiler-Campbell Auction Services, 229 West 4th Street, Quarryville, Pennsylvania 17566, on or before May 19, 2020, unless some other time or place shall hereafter be agreed upon by the Seller and Purchaser, upon which payment the Seller shall convey to the Purchaser, by Deed prepared at the Purchaser's expense, fee simple 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.

The Seller represents (i) that there are no pending and unsettled eminent domain proceedings, no appropriations by the filing of State Highway plans in the Recorder's Office, and no uncomplained with orders from any governmental authority to do any work or correct conditions affecting this property of which Seller has knowledge; (ii) that no part of the property except any part within utility reserve strips in developments or within legal limits of highways, is, or at settlement will be, subject to any currently-used or enforceable easement for any underground electric or telephone cable or sewer, gas or water pipe serving other than this property, any petroleum products pipeline or public storm sewer, or any other easement which is not apparent

upon reasonable physical inspection, except as noted in these Conditions; and (iii) that this property is zoned to permit the current use.

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 Purchaser's insurance, (c) damage which occurs after possession has been given to the Purchaser, or (d) any taking by eminent domain.

4. Formal tender of deed and purchase money are waived.

5. (a) ACKNOWLEDGMENTS to the Deed shall be paid by Seller and all required state and local realty transfer taxes shall be paid by Purchaser.

(b) REAL ESTATE TAXES shall be apportioned to date of settlement or prior delivery of possession on a fiscal year basis.

(c) WATER AND SEWER RENT, if any, shall be paid by Seller to date of Settlement or prior delivery of possession.

(d) Any DISBURSEMENT or similar FEES purported to be charged by Purchaser's title company or attorney against Seller for services which Seller has not specifically engaged shall be paid by Purchaser.

6. Included in the sale are all buildings, improvements, rights, privileges and appurtenances; gas, electric, heating, plumbing, lighting, water, water softening and central air conditioning fixtures and systems: cook stoves and built-in ovens; laundry tubs; radio and television aerials, masts and rotor equipment; storm doors and windows, screen doors and fitted window screens; roller and venetian blinds, curtains and drapery rods and hardware; radiator covers; cabinets; awnings; and any articles permanently affixed to the property.

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

8. Seller will continue the present insurance on the property until the date of settlement or prior delivery of 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, either by Seller or any mortgagee or other loss payee,

therefor.

9. The property is being sold subject to any restrictions appearing of record and is further being sold in an "AS IS" condition.

10. In case of noncompliance 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 his 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.

GREEN TREE HUNTING CAMP

By: _____ (SEAL)
President

PURCHASER'S AGREEMENT

I/We, _____,
agree to have purchased the real property mentioned in the foregoing conditions, subject to these Conditions, for the sum of _____ (\$ _____); 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 and in favor of the Seller or his assigns, for possession of the 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.

(SEAL)

(SEAL)

RECEIPT

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

SURETIES AGREEMENT

I/We, _____, intending to be legally bound, and in consideration of the Seller's agreeing to sell the property to the above-named Purchaser without payment of some of all of the down money required under these Conditions, hereby become surety for the payment of the above purchase price and compliance with the foregoing Conditions of Sale by said Purchaser.

This Sureties Agreement has been signed this _____ day of _____, 2012.

(SEAL)

(SEAL)