

BRIAN DAVIS  
ABSOLUTE AUCTION MARCH 30, 2019

TERMS AND CONDITIONS OF SALE

1. Thanks on behalf of seller, Brian Davis and the Agents, May and Parman Agency, Inc. These oral announcements supersede any and all prior announcements, either written, oral, or otherwise. There will be a 10% buyer's premium added to all winning bids to determine final sales price. Agents or Agents' employees reserve the right to bid. This auction is being taped, both video and audio. If you copy of the terms and conditions is stamped draft, it is not correct.
2. Using number system today: See clerk in mobile office for number.
3. Terms on real estate:
  - A. 20% down payment today, balance of purchase price at closing.
  - B. Closing on or before May 13, 2019. Time is of the essence.
  - C. Seller will provide General Warranty deed. However, it is the buyer's responsibility to obtain a title opinion and title insurance if desired.
  - D. Taxes for 2019 paid by the Buyer.
  - E. Possession with the deed.
  - F. Minimum bid on real estate \$500.
  - G. RISK OF LOSS OR DAMAGE: All risk of loss or damage to the improvements by fire, windstorm, casualty, or other cause shall remain with Seller until date of closing. If the improvements are destroyed or materially damaged by any of the aforementioned, this contract shall be null and void at the option of the Buyer and the earnest money returned.
  - H. Reserved items: Mobile home is reserved, including the electrical entry mounted on pole and the Z-Lock metal building. All personal property is reserved.
  - I. Items included: 18' x 28' garage.
4. ENVIRONMENTAL CONDITIONS: To the best of the seller's and the Agents, May and Parman Agency, Inc.'s knowledge, there is no buried waste or buried fuel tanks on this property. This property is being sold "As Is" with no warranty as to the environmental condition of this property or as to the location of any hazardous or toxic substances in, on, or around the subject property now or at any time heretofore. The deed conveying title to this property shall reflect these terms.

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5. Fencing will be subject to applicable Kentucky statutes.
6. All tract purchasers are bound by all existing utility easements and additional utility easements shown on plat and must grant to any requesting party or utility the following:
  - A. The right to construct, maintain, operate, replace, upgrade or rebuild pole lines, underground cable, gas systems, water lines and all appurtenances thereto.
  - B. The right of ingress and egress over all tracts from said easement indicated for utility purposes only.
  - C. The right to trim or remove any tree necessary to maintain proper service.
  - D. The right to keep said easements free of any structures or obstacles that the utility deems a hazard to the utility companies.
  - E. The right to prohibit any excavation within five feet of any underground utility or change of grade that interferes with overhead or underground lines.
  - F. It is sole cost and responsibility of all tract buyers to get utilities to their tract or tracts.
7. There are no warranties, expressed, implied, written or otherwise with respect to the buildings. You, the buyer, must make your inspection and bid accordingly.
8. These terms and conditions are perpetual, and will appear on deeds of tracts to which are applicable.
9. We remind you again of the 10% buyer's premium that will be added to each and all-winning bids.
10. For the record we must state that the May and Parman Agency, Inc. and all their personnel are employed by and working for the interest of sellers only.
11. ANY QUESTIONS ANYONE????? IF NOT, WE ASSUME YOU HAVE HEARD AND UNDERSTAND ALL THE ABOVE TERMS AND CONDITIONS AND AGREE TO ABIDE BY SAME.