

# MEMORANDUM OF On-Line AUCTION SALE

You have purchased real estate through an On-Line Auction. This memorialization will outline the terms of your agreement to purchase.

## **SECTION ONE-SALE**

You have agreed to purchase the real property located in Fort Loramie, Ohio known as Shelby County Parcel # 03-1722100.001 containing 2.5770 Acres MOL with no improvements

The real property was offered "AS IS" without warranties or representations; you relied solely upon your examination of available documents with reference to condition, value, character, and size, per the posted terms.

## **SECTION TWO-PURCHASE PRICE AND CLOSING**

Your accepted bid was \$ \_\_\_\_\_ plus a buyer's premium of \$ \_\_\_\_\_ for a total contract price of (\$ \_\_\_\_\_).

**The total contract price plus applicable closing and transfer fees shall be due in Certified Funds at closing to be held no later than March 10th, 2021 at Lawyers Title Agency Sidney, Ohio**

**SECTION THREE – POSSESSION-** Possession shall be granted at closing.

## **SECTION FOUR – REAL ESTATE TAXES**

All real estate taxes and assessments, if any, shall be pro-rated to date of closing using the long proration method.

## **SECTION FIVE – TITLE AND DEED**

At closing, the seller shall convey marketable title to you in the form of a General Warranty deed.

## **SECTION SIX – DEPOSIT**

You have deposited with Lawyers Title Agency the sum of \$ **2,500.00**. Lawyers Title Agency shall deposit such amount in its trust account to be dispersed, subject to collection, as follows: (a) deposit shall be returned to purchaser at closing; or (b) if you fail or refuse to perform, this deposit will be forfeited and paid to the Seller.

## **SECTION SEVEN – ENTIRE AGREEMENT**

The terms of the auction as set forth by the advertising or statements posted On-Line and memorialized herein are all the terms and conditions and constitute the entire contract between the purchaser and the seller. Any additional or changes thereto shall be in writing signed by both parties.

Acknowledged by the parties on the \_10<sup>th</sup>\_ day of February 2021.

Seller:

\_\_\_\_\_

MAKE DEED TO: \_\_\_\_\_

( ) Joint tenancy with rights of survivorship ( ) Tenancy in Common ( ) Sole ownership

BUYER:

\_\_\_\_\_

PHONE\_ \_\_\_\_\_

JUSTIN VONDENHUEVEL CAI:

Appointed Commissioner

135 South Wilkinson Ave. Sidney, Ohio 45365

937-492-1078