

**KNOTT FAMILY
ADDENDUM TO AUCTION PURCHASE CONTRACT
SEPTEMBER 24, 2019**

1. The buyer or buyers have had the opportunity to inspect the real estate prior to the auction.
2. Appliances do not sell with the Real Estate.
3. Window A/C units do not sell with the Real Estate.
4. Parcel 5: The home located at 150 Berryman Road is in a bad state of repair. It is in need of major renovations.
5. Parcel 6: The home located at 1115 Wooddale Road needs repairs.
6. The Sellers, Brokers or Auctioneers do not guarantee that building or septic permits will be issued for this Real Estate.
7. The Sellers, Brokers or Auctioneers do not guarantee that driveway entrance permits will be issued for this Real Estate. It will be the buyer's responsibility to obtain a permit from the KY Dept. of Transportation or County Road Department.
8. Parcels 5, and 6 have not been surveyed for this auction. If an updated land survey is required by a lender or desired by the buyer, it will be the buyer's expense and must be completed prior to closing date.
9. If any Real Estate boundary lines are changed by the surveyor prior to the closing, the sales prices will remain the same.
10. The "Auction Plat" was for marketing and informational purposes only. The "Auction Plat" is not an actual survey. The "Record Plat" is the actual survey plat. The actual Real Estate boundary lines may be different than previously shown on aerial photographs, auction plats and advertising of any kind.
11. Buyers are aware that Parcels 1, 2, and 3 are subject to Plat Book _____, Page _____ of record in the office of the Meade County Clerk.
12. The Real Estate is subject to utility easements as shown on the record plat; some may share ingress and egress right-of-way easements.
13. Parcels 1,2, and 3 are subject to a sell-off to the Commonwealth of Kentucky, for the use and benefit of the Kentucky Transportation Cabinet, dated November 4, 2013, and recorded in Deed Book 604, Page 269, in the office of the Meade County Clerk.
14. Parcels 1,2, and 3 are subject to a sell-off to Fred Howard Knott and Elaine Knott, his wife, by deed dated September 12, 1983, and recorded in Deed Book 201, Page 6, in the office of the Meade County Clerk.
15. Parcel 1,2, and 3 may be subject to a well agreement in favor of Fred Howard Knott and Elaine Knott, his wife, of record in a deed dated September 12, 1983, and recorded in Deed Book 201, Page 6, in the office of the Meade County Clerk.

Buyer: _____ Date: _____ Time: _____ AM/PM EDT

Buyer: _____ Date: _____ Time: _____ AM/PM EDT

Seller: _____ Date: _____ Time: _____ AM/PM EDT

Seller: _____ Date: _____ Time: _____ AM/PM EDT

Seller: _____ Date: _____ Time: _____ AM/PM EDT

Seller: _____ Date: _____ Time: _____ AM/PM EDT

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16. Parcel 2 is subject to a water meter and waterline easement for the use of Parcel 1.
17. Parcel 6 is subject to the plat of Meadow View Park Addition, formerly of record in Deed Book 86, Page 32, in the office of the Meade County Clerk, now record in Deed Book 85, Page 258, in the office of the Meade County Clerk.
18. Parcel 6 is subject to covenants and conditions of Meadow View Park Addition of record in Deed Book 85, Page 259, in the office of the Meade County Clerk.
19. Any damage to the Real Estate such as ruts, tracks, etcetera done by vehicles or equipment prior to, during or after the auction will be the buyer's responsibility to repair.
20. All garbage, rubbish and other items that remain on this property day of closing will become the property of the buyers. The seller or auctioneers will not remove the garbage, rubbish or other items.
21. The Brokers, Auctioneers, Agents or Sellers do not guarantee that structures can be placed on this Real Estate.
22. If for any reason the purchase contract price, terms or conditions are different than those announced by the auctioneer or computer software, both parties agree to amend this agreement to correct the price, terms or conditions.
23. Jessica Brown Roberts, Attorney at Law, will execute closings; buyer and seller each to pay their own closing fees. IF, a buyer is securing financing through a financial institution that financial institution will execute closing; buyer and seller each to pay their own closing fees.
24. The sellers to furnish one deed to each buyer. If the buyer wants more than one deed it will be the buyer's expense.
25. All personal property attached or detached is property of the sellers.
26. No transferring of winning bid or purchase contract. The winning bidder will take title of said real estate and complete closing within or upon said date shown herein.
27. The auctioneers, brokers, agents and Barr Realty & Auction Co., Inc. are the exclusive agents of the seller.
28. This is a binding agreement upon the buyer. If the buyer defaults on this agreement, the real estate can be sold again. The buyer will be responsible for paying the monetary difference between the selling prices and all expenses incurred in the resale including but not limited to advertising, promotion, sales fees, closing fees, buyers premiums, attorney fees and court costs.
29. The Real Estate is being sold as is where is condition with all faults, known or unknown.
30. The time for performance of the obligations of the parties of this contract is of the essence.

Buyer: _____ Date: _____ Time: _____ AM/PM EDT

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Seller: _____ Date: _____ Time: _____ AM/PM EDT

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