



BLOOMINGTON HOME ON EAST SIDE OF TOWN!

**1110 S. CRICKET KNOLL  
BLOOMINGTON, INDIANA**

*Bid  
Now*

812.822.3200  
UNITEDCOUNTRYIN.COM



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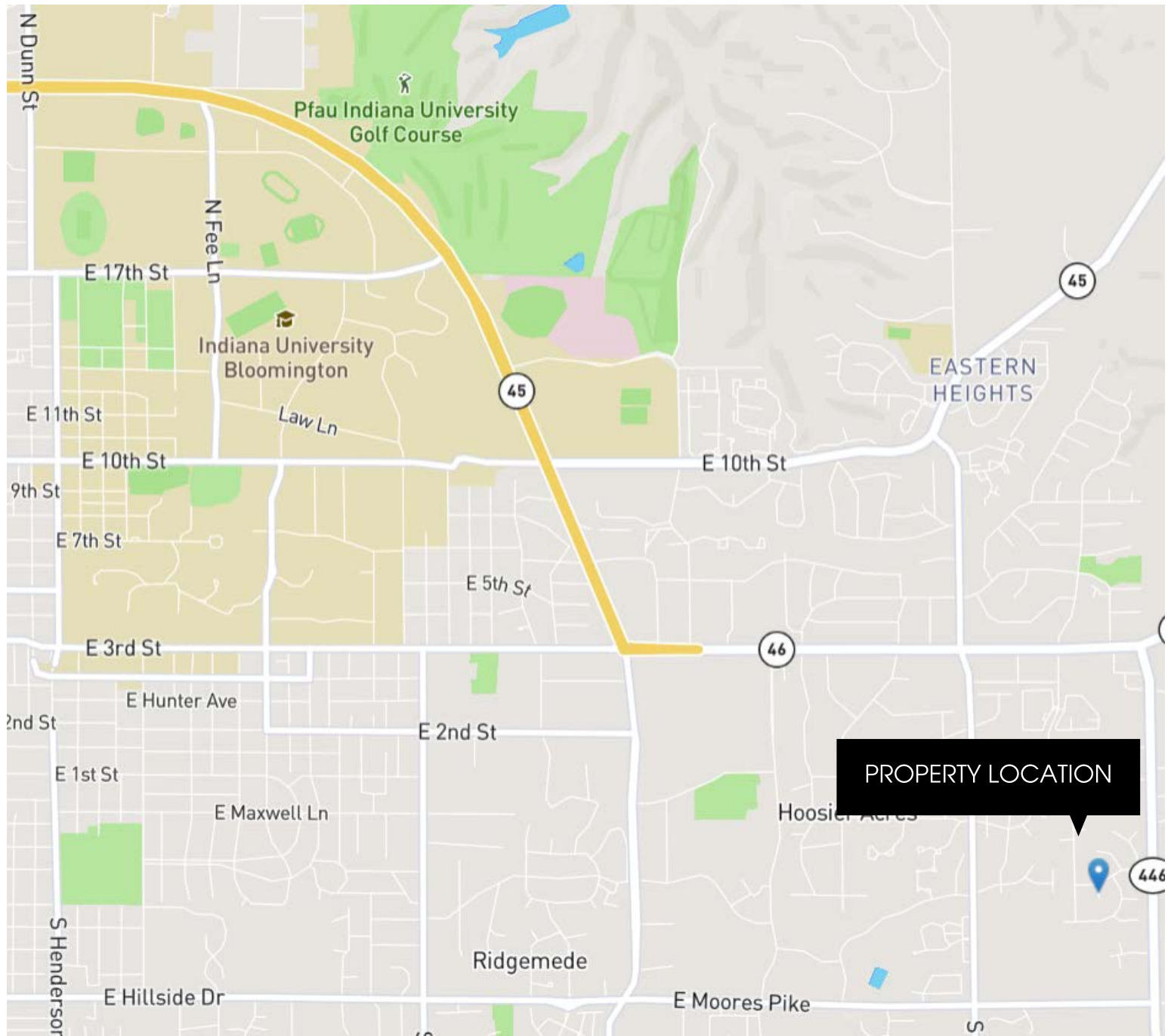
JIMMIE DEAN COFFEY | 812.360.6005 | JCOFFEY@UNITEDCOUNTRYIN.COM

CODY COFFEY | 812.360.8383 | CCOFFEY@UNITEDCOUNTRYIN.COM

## DISCLAIMER

All Information contained is believed to be accurate and from accurate resources. However, buyers are encouraged to do their own due diligence. United Country - Oklahoma Land & Auction assumes no liability for the information provided.

# LOCATION MAP



# TERMS & CONDITIONS

## **TERMS & CONDITIONS**

### **Jane T. Harnett Estate - Real Estate Sale**

**1110 S. Cricket Knoll  
Bloomington, IN 47401**

#### **Legal Description**

015-01825-10 Gentry Estates Ph 3 L 108

- The property will be offered via a Public "Internet Bidding Platform", Bidding / Offer Period will end Monday – June 28, 2021 at 5:00pm (soft close)
- The property will be sold subject to seller's confirmation (sells with reserve).
- Property sells As-Is with no warranties expressed or implied – any inspections must happen prior to bidding.
- The seller reserves the right to cancel the bidding process at any time prior to the final bid closing
- Buyer's Premium
  - An **11%** buyer's premium will be added to the final offer/bid and charged to the buyer, the final offer/bid plus the 11% Buyer's premium will establish the final sales price.
- **A down payment of \$5,000.00** must be paid by the winning bidder by direct wire transfer within 24 hours of acceptance of the purchase contract by the sellers. The Down payment will be payable to John Bethel Title Co. The down payment deposit will be non-refundable; your offer/bid is not conditional upon financing, so be sure you have arranged financing, if needed, and are capable of paying cash at closing. The balance of the purchase price will be due via a wire transfer to the closing company, on delivery of insurable title on or before August 13, 2021.
  - A promissory note will be signed along with the down payment.
- Final closing is NOT contingent upon financing.
- The property will be conveyed by a Personal Representatives Deed
- The seller agrees to furnish buyer(s) with an owner's policy of Title Insurance Policy at closing.
- Real Estate Taxes will be prorated to the day of closing.
- Closing:
  - Closing shall take place at the office of: **John Bethel Title Co.** 2626 S Walnut St. Bloomington, IN 47401
  - Closing fee will be paid by the buyer.
  - Closing will be held on or before August 13, 2021
- Possession will be granted at final closing.
- The winning Offer/Bidder shall execute electronically a "Real Estate Sales Contract" for the property immediately after being declared the Successful Bidder by the Broker.
- Each potential Bidder is responsible for conducting at their own risk, their own independent inspections, investigations, and due diligence concerning the property.
  - The Property sells as-is with no warranties expressed or implied
- United Country Coffey Realty & Auction and their representatives are exclusive agents of the Seller.
- All announcements made up to the final close of the bidding take precedence over all advertising, oral or printed material.
- All information was gathered from reliable sources and is believed to be correct as of the date of all published materials; however, the seller or Broker are not responsible for the accuracy of any of the

# TERMS & CONDITIONS

marketing material. All plats and drawings are not to be relied on and are for representation purposes only. Its accuracy is not warranted in any way. There is no obligation on the part of the sellers or broker to update this information.

**SALE SITE:** Internet Only

**VIEWING INSTRUCTIONS: Preview Dates: Saturday, June 19<sup>th</sup> at 10:00am and Thursday, June 24<sup>th</sup> at 6:00pm and By Appointment**

The viewing of the property will be at the viewer's own risk. The Seller, Listing Broker and the Listing Agency may not be held responsible for accidents.

For questions call or text Cody Coffey or Jimmie Dean Coffey at United Country Coffey Realty & Auction (812) 822-3200 office or (812) 360-8383 Cody's cell or (812) 360-6005 Jimmie Dean's cell.

I do hereby agree to these Terms & Conditions.

_____ Seller Estate of Jane T. Harnett By: Cary Harnett, Personal Rep	_____ Date
--	---------------

_____ Bidder	_____ Date
-----------------	---------------


_____ Bidder	_____ Date
-----------------	---------------

_____ Buyer	_____ Date
----------------	---------------

_____ Buyer	_____ Date
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# MLS SHEET

<b>List Price</b> \$1 <b>MLS #</b> 202122994 <b>Original MLS #</b> <b>Status</b> Active <b>Class</b> RESIDENTIAL <b>SubType</b> Site-Built Home <b>Bedrooms</b> 4 <b>Bathrooms</b> 3 <b>Ttl Fin SqFt</b> 1,936 <b># Rooms</b> 8 <b>Garage</b> Attached <b># of Cars</b> 2.0 <b>Lot Sz Acr</b> 0.2320 <b>Lot Sz SqFt</b> 10,106	<b>1110 S Cricket Knoll Street Bloomington IN 47401</b> 	<b>UTILITIES</b> <b>Water Utility</b> City <b>Well Type</b> <b>Well Size</b> <b>Sewer</b> City																																													
<b>Remarks</b> Home will be offered via a Public "Internet Bidding Platform", Bidding / Offer Period will end Monday – June 28, 2021 at 5:00pm (soft close)		<b>SCHOOLS</b> <b>School District</b> Monroe County Community School Corp. <b>Elementary</b> Rogers/Binford <b>Middle School</b> Tri-North <b>High School</b> Bloomington North																																													
<b>Area</b> Monroe County <b>Township</b> Perry	<b>Parcel# ID</b> 53-08-01-303-028.000-009 <b>Zoning</b> <b>Zoning Desc</b>	<b>DETAILS</b> <b>BASEMENT/FOUNDATION</b> None <b>EXTERIOR</b> Vinyl <b>ROOF MATERIAL</b> Shingle <b>HEATING/FUEL</b> Gas <b>COOLING</b> Central Air <b>FIREPLACE</b> Living/Great Rm <b># of Fireplaces</b> 1 <b>AMENITIES</b> Deck Open <b>Garage/# of Cars</b> 2.0 <b>Garage Type</b> Attached <b>Pool Type</b>																																													
015-01825-10 Gentry Estates Ph 3 L 108																																															
<b>Year Taxes Payable</b> 2020	<b>Annual Taxes</b> \$2,545.00																																														
<b>Exemptions</b> Homestead																																															
<b>AG SqFt (F)</b> 1,936 <b>AG SqFt (U)</b> 0 <b>BG SqFt (F)</b> 0 <b>BG SqFt (U)</b> 0 <b>Total BG SqFt</b> 0 <b>Total SqFt (F)</b> 1,936 <b>Total SqFt</b> 1,936 <b>Main Lvl SqFt</b> <b>Upper Lvl SqFt</b>	<b>Sq Ft Source</b> <b>Year Built</b> 1991 <b>Subdivision</b> Gentry Estates <b>Style</b> Two Story <b>Arch Style</b> <b>Basement Y/N</b> N <b># of Fireplaces</b> 1 <b>Total Full Baths</b> 2 <b>Total Half Baths</b> 1	<b>SHOWING INSTRUCTIONS</b> <b>PROPOSED FINANCING</b> Cash <b>Occupancy Comments</b> Vacant <b>Possession</b> At closing <b>Showing Instructions</b> Vacant. Schedule through showtime or call 812-360-6005 <b>Directions to Property</b> From East 3rd Street & 446 take 446 to Gentry Drive. Take first left onto Cricket Knoll. House is on the right																																													
<table border="1"> <thead> <tr> <th>ROOM NAME</th> <th>LEVEL</th> <th>DIMENSIONS</th> </tr> </thead> <tbody> <tr><td>1st Bdrm</td><td>Upper</td><td>15 x 13</td></tr> <tr><td>2nd Bdrm</td><td>Upper</td><td>15 x 12</td></tr> <tr><td>3rd Bdrm</td><td>Upper</td><td>11 x 10</td></tr> <tr><td>4th Bdrm</td><td>Upper</td><td>11 x 10</td></tr> <tr><td>Den</td><td></td><td>x</td></tr> <tr><td>Dining Rm</td><td>Main</td><td>13 x 10</td></tr> <tr><td>Family Rm</td><td>Main</td><td>15 x 15</td></tr> <tr><td>Rec Rm</td><td></td><td>x</td></tr> <tr><td>Kitchen</td><td>Main</td><td>14 x 10</td></tr> <tr><td>Living /Great Rm</td><td>Main</td><td>17 x 12</td></tr> <tr><td>Breakfast Rm</td><td></td><td>x</td></tr> <tr><td>Laundry Rm</td><td>Upper</td><td>3 x 6</td></tr> <tr><td>Extra Rm</td><td></td><td>x</td></tr> <tr><td>Other Rm 1</td><td></td><td>x</td></tr> </tbody> </table>		ROOM NAME	LEVEL	DIMENSIONS	1st Bdrm	Upper	15 x 13	2nd Bdrm	Upper	15 x 12	3rd Bdrm	Upper	11 x 10	4th Bdrm	Upper	11 x 10	Den		x	Dining Rm	Main	13 x 10	Family Rm	Main	15 x 15	Rec Rm		x	Kitchen	Main	14 x 10	Living /Great Rm	Main	17 x 12	Breakfast Rm		x	Laundry Rm	Upper	3 x 6	Extra Rm		x	Other Rm 1		x	<b>SOLD INFO</b>
ROOM NAME	LEVEL	DIMENSIONS																																													
1st Bdrm	Upper	15 x 13																																													
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Extra Rm		x																																													
Other Rm 1		x																																													
		<b>Listing Office Info</b> United Country Coffey Realty & Auction Offc: 812-822-3200																																													
		Courtesy of: <b>Indiana Regional MLS</b> Phyllis Coffey 434 S Walnut St Bloomington IN 47401 pcoffey@unitedcountryin.com http://www.UnitedCountryIN.com																																													

# TAX CARD

4/5/2021

Elevate

Monroe County, IN

1110 S Cricket Knoll

38 DEGREES NORTH (856) GIS-3839

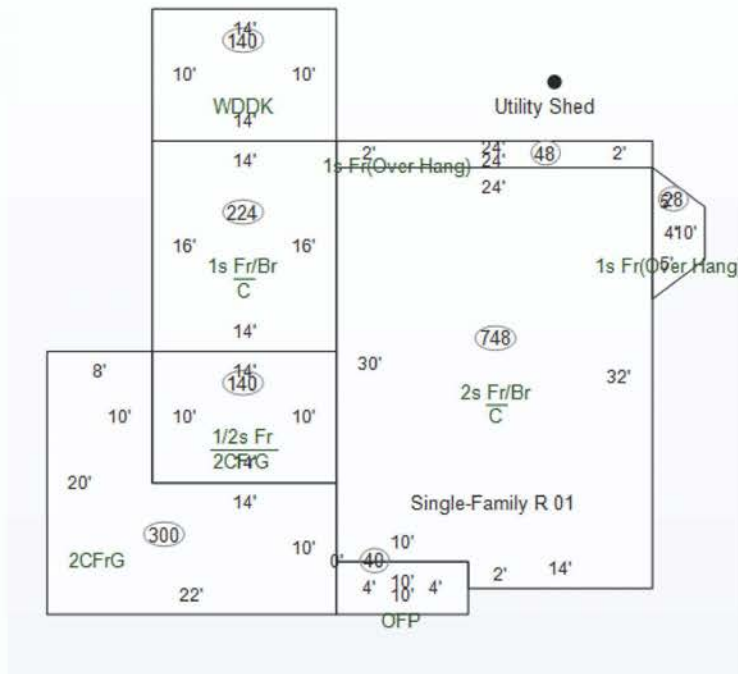




# TAX CARD

4/5/2021

Elevate



Parcel Information



# TAX CARD

4/5/2021

Elevate

**Owner Name** Harnett, John F & Jane T  
**Owner Address** 1110 S Cricket Knl Bloomington, In 47401  
**Parcel Number** 53-08-01-303-028.000-009  
**Alt Parcel Number** 015-01825-10  
**Property Address** 1110 S Cricket Knoll, Bloomington, In 47401  
**Property Class Code** 510  
**Property Class** 1 Family Dwell - Platted Lot  
**Neighborhood** Gentry Estates - A, 53009050-009  
**Legal Description** 015-01825-10 Gentry Estates Ph 3 L 108

## Taxing District

**Township** Perry Township  
**Corporation** Monroe County Community  
**Taxing District Name** Bloomington City-perry Townshi  
**Taxing District Number** 009

## Land Description

Land Type	Acreage	Dimensions
9	0.23	

## Transfer of Ownership

Date	Name	Buyer	Document	Deed Type	Sale Price
1900-01-01	Unknown			Wd	
1900-01-01	Gentry Estates Dev Co		0	Mi	
1991-10-04	Gentry Estates Construction Co		0	Mi	
1992-03-17	Gargiula, Thomas E & Susan L		0	Mi	
1995-01-30	Huang, Yan Ling & Jim-hua Sun		0	Wd	
1995-01-30	Huang, Yan Ling & Jim-hua Sun		0	Mi	
1995-01-30	Huang, Yan Ling & Jim-hua Sun		0	Wd	
1995-01-30	Huang, Yan Ling & Jim-hua Sun		0	Mi	
1997-12-05	Buckley, Keith And Theresa F		0	Wd	
2003-03-10	Harnett, John F & Jane T		0	Wd	

# TAX CARD

4/5/2021

Elevate

## Valuation Record

Assessment Date	Reason for Change	Land	Improvements	Total Valuation
2020-03-20	Annual Adjustment	\$59,200.00	\$182,700.00	\$241,900.00
2019-03-12	Annual Adjustment	\$35,500.00	\$198,300.00	\$233,800.00
2018-03-21	Annual Adjustment	\$34,900.00	\$185,100.00	\$220,000.00
2017-03-30	Annual Adjustment	\$34,900.00	\$178,000.00	\$212,900.00
2016-05-02	Annual Adjustment	\$34,900.00	\$170,500.00	\$205,400.00
2015-05-27	General Revaluation	\$22,500.00	\$186,400.00	\$208,900.00
2014-05-15	Annual Adjustment	\$22,500.00	\$177,800.00	\$200,300.00
2013-06-03	Annual Adjustment	\$22,500.00	\$167,700.00	\$190,200.00
2012-06-22	Annual Adjustment	\$22,500.00	\$163,200.00	\$185,700.00
2011-06-09	Annual Adjustment	\$22,500.00	\$151,800.00	\$174,300.00
2010-03-01	Annual Adjustment	\$22,500.00	\$148,700.00	\$171,200.00
2009-03-01	Miscellaneous	\$22,500.00	\$145,300.00	\$167,800.00
2008-03-01	Miscellaneous	\$22,500.00	\$145,300.00	\$167,800.00
2007-03-01	Miscellaneous	\$22,500.00	\$138,800.00	\$161,300.00
2006-03-01	Miscellaneous	\$22,500.00	\$131,200.00	\$153,700.00
2005-03-01	Miscellaneous	\$22,500.00	\$109,500.00	\$132,000.00
2002-03-01	General Revaluation	\$22,500.00	\$109,500.00	\$132,000.00
1998-03-01	Homestead Change	\$0	\$0	\$0
1996-03-01	Miscellaneous	\$0	\$0	\$0
1995-03-01	Error Correction (Form 133)	\$0	\$0	\$0
1994-03-01	General Revaluation	\$0	\$0	\$0

## Sales

Sale Date	Sale Price	Buyer Name	Seller Name
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## Public Utilities

Water	N
Sewer	N
Gas	N
Electricity	N
All	Y



# TAX CARD

4/5/2021

Elevate

## Exterior Features

Exterior Feature	Size/Area
Porch, Open Frame	40
Wood Deck	140

## Special Features

Description	Size/Area
-------------	-----------

## Summary of Improvements

Buildings	Grade	Condition	Construction Year	Effective Year	Area
Utility Shed	C	A	1999	1999	80
Single-family R 01	C+1	A	1991	1991	1,936

## Single-Family R 01

### Accommodations

Bed Rooms	3
Finished Rooms	6

### Plumbing

Full Baths	2
Full Baths Fixtures	6
Half Baths	1
Half Baths Fixtures	3
Kitchen Sinks	1

## Other Residential Dwelling

Heat Type	Central Warm Air
Fireplaces	1
Attached Garages	440

## Floors

Floor	Construction	Base	Finished
1	2/6 Masonry	1,000	1,000
1/2	Wood Frame	140	140
2	1/6 Masonry	796	796
C		972	

# TAX CARD

4/5/2021

Elevate



## Tax Bill

### Parcel Information

Parcel Number	53-08-01-303-028.000-009
Tax ID	015-01825-10
Owner Name	Harnett, John F & Jane T
Owner Address	1110 S Cricket Kni Bloomington, In 47401
Legal Description	015-01825-10 Gentry Estates Ph 3 L 108

## 2020 PAY 2021

### Deductions

Type	Amount
Standard Hmst	\$45,000.00
Supplemental Hsc	\$68,810.00

### Payments

Tax Set	Charge Type	Total Charge	Posted Pay.	Balance Due
Bloomington City Perry Township	Spring Installment	\$1,272.63	\$0	\$1,272.63
Bloomington City Perry Township	Fall Installment	\$1,272.63	\$0	\$1,272.63

## 2019 PAY 2020

### Deductions

Type	Amount
Standard Hmst	\$45,000.00
Supplemental Hsc	\$65,975.00



# TAX CARD

4/5/2021

Elevate

## Payments

Tax Set	Charge Type	Total Charge	Posted Pay.	Balance Due
Bloomington City Perry Township	Spring Installment	\$1,233.58	\$2,467.16	\$-1,233.58
Bloomington City Perry Township	Fall Installment	\$1,233.58	\$0	\$0
Bloomington City Perry Township	Year Total	\$2,467.16	\$2,467.16	\$0

## 2018 PAY 2019

### Deductions

Type	Amount
Standard Hmst	\$45,000.00
Supplemental Hsc	\$61,145.00

## Payments

Tax Set	Charge Type	Total Charge	Posted Pay.	Balance Due
Bloomington City Perry Township	Spring Installment	\$1,162.66	\$1,162.66	\$0
Bloomington City Perry Township	Fall Installment	\$1,162.66	\$1,162.66	\$0
Bloomington City Perry Township	Year Total	\$2,325.32	\$2,325.32	\$0

## Overlay Report

### Overlay by Landuse and Soil

PIN 18	53-08-01-303-028.000-009			
Total Acreage	0.232			
Total Adj. Acreage	0.232			
Soil Type	Land Use Code	Land Type	GIS Acreage	Adj. Acreage
Hob	5	Non-tillable Land	0.007	0.007
Iva	5	Non-tillable Land	0.225	0.225

### Overlay by Landuse

PIN 18	53-08-01-303-028.000-009		
Total Acreage	0.232		
Total Adj. Acreage	0.232		
Land Use Code	Land Type	GIS Acreage	Adj. Acreage
5	Non-tillable Land	0.232	0.232
Unk		0.000	0.000

# BID CERTIFICATION

Internal Office Use  
Received \_\_\_\_\_

Date

Time

By

Approved By \_\_\_\_\_



**Coffey Realty  
& Auction**

## **BID CERTIFICATION**

**I acknowledge this is a confirmation auction and that my offer will be subject to the Seller's approval.**

By signing this certification and returning it to the offices of United Country Real Estate | Coffey Realty & Auction, or an employee therein.

**I hereby certify** that:

1. I acknowledge that I have received a complete Bidders Packet.
2. I have read the auction rules and bidding format as set out by the Auctioneers and contained in the Bidder's Packet and I completely understand them.
3. I understand that the terms and conditions of the auction will be strictly enforced and that there will be no exceptions.
4. I currently have sufficient funds to meet the "Deposit" and "Further sum" requirements as called for by the "Real Estate Auction Purchase Contract".
5. I have examined the proposed "Real Estate Auction Purchase Contract" given to me as part of the Bidder's Packet and understand that it is a legally binding contract and is not contingent upon financing or anything else.
6. I understand that if I am the successful bidder, I will be required to sign the Real Estate Auction Purchase Contract immediately upon notice of being the successful bidder. I agree to complete and sign the agreement of purchase and sale immediately upon such transmitted notice.
7. I understand that an 11% Buyers Premium will be added to my final bid and is due in addition to my final bid to complete the final purchase price.
8. I understand that the Auctioneers are working for the Seller and there is no relationship of dual agency.
9. I understand that my registration for the auction will not be accepted without providing ALL of the information below and signing and returning a copy of the Terms & Conditions of this auction and by doing so you are agreeing to the terms of the auction.
10. I understand that I am responsible for the down payment and that my credit card below will be charged for the deposit if the wire transfer is not received by the time stated on the terms and conditions of the auction.

Property Address: 1110 S. Cricket Knoll - Bloomington, IN 47401

Printed Name: \_\_\_\_\_

Bidder Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Email Address: \_\_\_\_\_

Credit Card Type:      ☐ MasterCard                      ☐ Visa                      ☐ Discover

Name on Card: \_\_\_\_\_

Card Number: \_\_\_\_\_ Security Code: \_\_\_\_\_

Expiration Date: \_\_\_\_\_

Signature: \_\_\_\_\_

Return to: 434 South Walnut Street, Bloomington, IN 47401

Phone: (812) 822-3200

E-mail: [jcoffey@UnitedCountryIN.com](mailto:jcoffey@UnitedCountryIN.com) cc: [pcoffey@UnitedCountryIN.com](mailto:pcoffey@UnitedCountryIN.com)



# SAMPLE CONTRACT



**Coffey Realty  
& Auction**

## REAL ESTATE AUCTION PURCHASE CONTRACT

This Contract of sale made and entered this 28<sup>th</sup> day of June 2021, by and between  
Estate of Jane T. Harnett, By: Cary Harnett, Personal Rep hereinafter called the Seller(s) and  
\_\_\_\_\_ hereinafter called the Buyer(s):

The Buyer hereby agrees to purchase, the Seller hereby agrees to sell this property in "As is" condition  
(except conditions stated in statement of sale and Terms & Conditions)

Located at and commonly known as: 1110 S. Cricket Knoll in the City of Bloomington, County of  
Monroe, and State of Indiana.

Legally described as:

- 015-01825-10 Gentry Estates Ph 3 L 108

Buyer herewith agrees to deposit with John Bethell Title Company, Inc., \$ 5,000.00 dollars, as non-refundable earnest money deposit, and the balance of the purchase price will be due on delivery of clear title.

Seller(s) agrees to furnish a Personal Representatives Deed with insurable title. Free from all encumbrances, and an Owners Title Insurance Policy at closing. If the seller is unable to convey clear and marketable title the buyer's down payment can be refunded.

Seller will furnish the buyer with an Owner's Policy of Title Insurance at closing.

Real Estate Taxes: Will be pro-rated to date of closing.

Closing shall take place on or before August 13, 2021 and shall take place at the office of John Bethell Title Co. 2626 S Walnut St. Bloomington, IN 47401

The buyer will pay the closing fee.

Possession is to be given day of final closing.

Buyer agrees to pay all cost of obtaining a loan to include preparing and recording Deed & note, Title Opinion if desired.

Title is to be conveyed subject to all restrictions, easement and covenants of record, subject to zoning ordinance or laws of any governmental authority. These premises are to be in the same condition as they are as of the date of this contract, ordinary wear and tear excepted. Seller is expected to bear risk of loss through the date of deed. In the event the premises are wholly or partially destroyed before the consummation of the transaction or delivery of the final papers, the Buyer shall elect or choose whether or not he will go through with the transactions, and in the event, he chooses to go through with it, all insurance damages collectible as a result of the damage or destruction shall be assigned to him, the Buyer. If he chooses not to go through with the transaction, any earnest money held in escrow will be refunded in full.

# SAMPLE CONTRACT

Time being of the essence of this agreement, if the Buyer shall fail or refuse to perform this agreement of Buyer's part, and the Seller shall be ready and willing to perform, the Seller shall be entitled to retain the entire down payment / earnest money as liquidated damages for the breach of this agreement.  
"All successful bidders will be required to sign a note for the deposit amount. Note shall become null and void when undersigned shall complete all requirements for closing as set out in this contract."

Per the terms & conditions as contained herein and announced in "statement of sale", the property sells as shown below. This contract is subject to clearance of any check presented to John Bethel Title Co. payable to John Bethel Title Co.

**High Bid Selling Price** \$ \_\_\_\_\_

**Plus 11% Buyer's Premium** \$ \_\_\_\_\_

**Total Purchase Price** \$ \_\_\_\_\_

**Less Down Payment** \$ 5,000.00

**Total Due at Closing** \$ \_\_\_\_\_

This offer will expire if not accepted on or before: June 29, 2021 at 5:00pm

**Purchased By:**

\_\_\_\_\_  
*Buyer* Date \_\_\_\_\_

\_\_\_\_\_  
*Printed* Phone \_\_\_\_\_  
Buyer Address: \_\_\_\_\_ City \_\_\_\_\_ State IN Zip \_\_\_\_\_

\_\_\_\_\_  
*Buyer* Date \_\_\_\_\_

\_\_\_\_\_  
*Printed* Phone \_\_\_\_\_  
Buyer Address: \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

\_\_\_\_\_  
*Buyer's Agent* Date \_\_\_\_\_

\_\_\_\_\_  
*Printed* Phone \_\_\_\_\_  
Agent Address: \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

**Names for Deed:** \_\_\_\_\_

**Accepted By:**

\_\_\_\_\_  
*Seller* Date \_\_\_\_\_

Estate of Jane T. Harnett, By: Cary Harnett, Personal Rep  
*Printed* Time: \_\_\_\_\_



# SAMPLE CONTRACT



**Coffey Realty  
& Auction**

## PROMISSORY NOTE

1110 S. Cricket Knoll, Bloomington, Indiana 47401

\$ 5,000.00

Amount

June 28, 2021

Date

**FOR VALUE RECEIVED**, the undersigned promises to pay by wire transfer to the Order of:

**John Bethell Title Company, Inc.**

2626 S Walnut St. Bloomington, IN 47401

The Sum of Five Thousand dollars and 00/100----- (\$5,000.00), as a deposit for the purchase of real estate described in Contract of even date herewith and attached hereto executed the undersigned, payable at the closing of said Contract.

This promissory note shall bear no interest until the date of closing of the Contract; thereafter it shall bear interest at the highest rate allowable by law.

This Note shall become null and void if and when the undersigned shall complete all requirements for closing as set out in the attached Contract. If said requirements are not fulfilled this Note shall be fully enforceable at law.

If this Note is placed in the hands of an attorney for collection, by suite or otherwise, the undersigned agree to pay all costs of collection and litigation together with a reasonable attorney's fee.

\_\_\_\_\_  
Signature

June 28, 2021

Date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date