



**Coffey Realty  
& Auction**

*Indiana*  
LAND FOR SALE



*Bid  
Now*

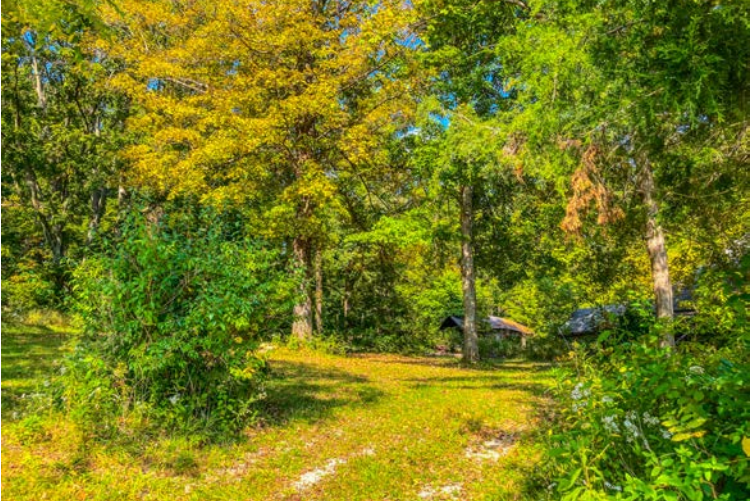
**BIDDING ENDS:  
OCTOBER 27TH AT 6 PM EDT**

W. DUVALL RD. BLOOMINGTON, INDIANA

812.822.3200  
UNITEDCOUNTRYIN.COM



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AUCTION  
MANAGER

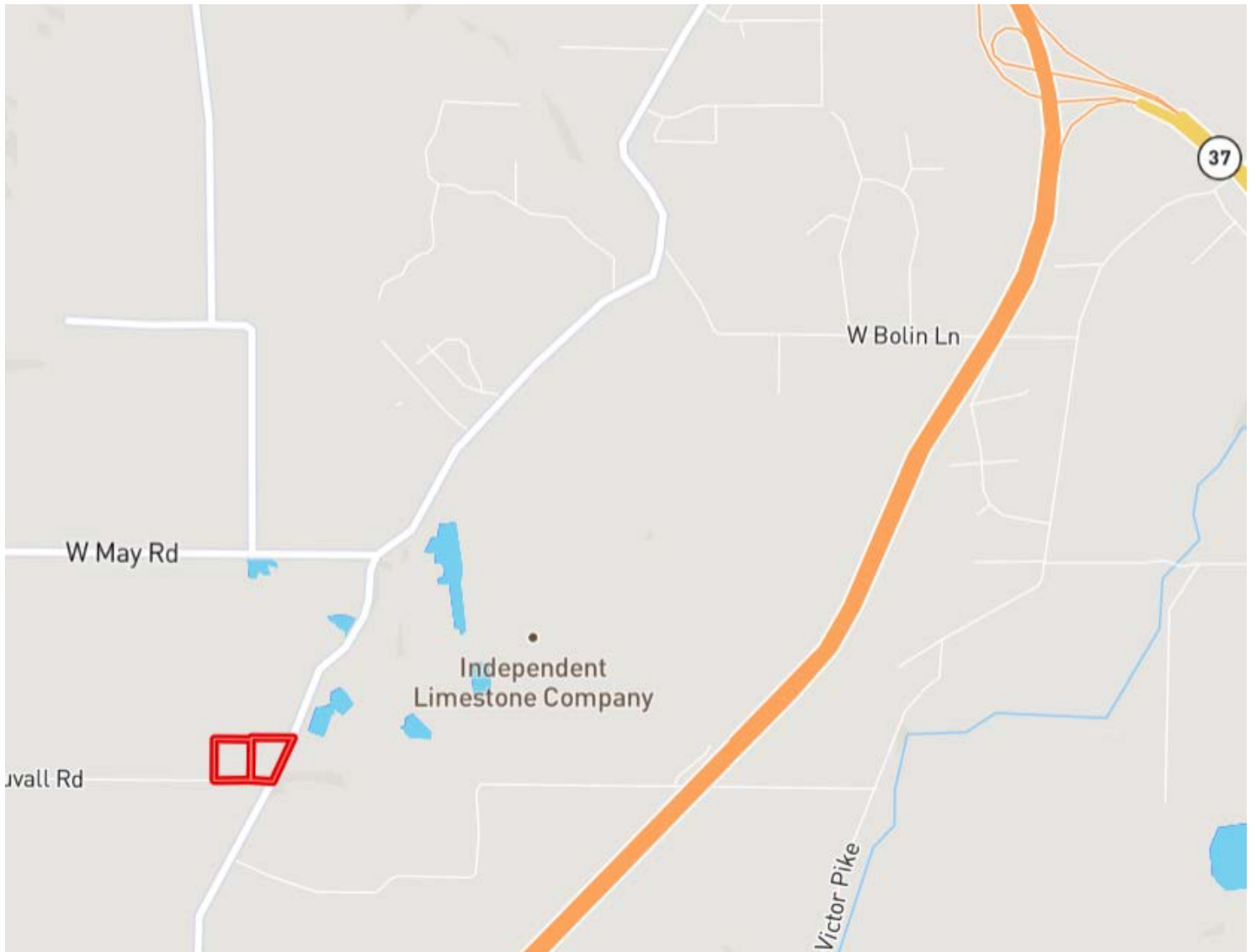
JIMMIE DEAN COFFEY | 812.360.6005 | [JCOFFEY@UNITEDCOUNTRYIN.COM](mailto:jcoffey@unitedcountryin.com)

CODY COFFEY | 812.360.8383 | [CCOFFEY@UNITEDCOUNTRYIN.COM](mailto: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

### **South Union Christian Church - Real Estate Auction**

**4420 W. Duvall Road / W. Duvall Rd  
Bloomington, IN 47403**

#### **Legal Description**

016-01070-00 PT SE NE 35-8-2W 5.00A / 016-01060-00 PT SW NW 36-8-2W 4.00A

- The property will be sold at Public "Online - Internet Auction", ending Wednesday Oct. 27, 2021 at 6:00pm (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
- The auction is Subject to prior sale (the property can be purchased prior to the end of the auction)
- The seller reserves the right to cancel the auction at any time prior to the final bid closing
- Buyers Premium
  - An **11%** buyer's premium will be added to the final bid and charged to the buyer, the final bid plus the 11% Buyer's premium will establish the final sales price.
- A down payment of \$10,000.00 must be paid by the successful bidder by direct wire transfer within 24 hours of acceptance of the auction contract by the sellers. Down payment will be payable to **John Bethel Title Co.** The down payment deposit will be non-refundable; your bidding 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 Friday Dec 10, 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 Warranty Deed
- The seller agrees to furnish buyer(s) with an owner's policy of Title Insurance Policy at closing.
- Real Estate Taxes: the 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 Dec 10, 2021
- Possession will be granted at final closing.
- The successful Bidder shall execute electronically an "Auction Real Estate Sales Contract" for the property immediately after being declared the Successful Bidder by the Auctioneer.
- Each potential Bidder is responsible for conducting at their own risk, their own independent inspections, investigations, and due diligence concerning the property.
  - Further; Property sells as-is with no warranties expressed or implied
- JDC Group, INC dba United Country Coffey Realty & Auction and their representatives are exclusive agents of the Seller.
- All announcements made up to the final close of the Auction 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 this brochure is published; however, the seller or auctioneers have not independently verified this information. Auction 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 auctioneer to update this information.

**SALE SITE:** Internet Only

### **VIEWING INSTRUCTIONS: By Appointment**

The viewing of the property will be at the viewer's own risk. The Seller, Auctioneer nor the Listing Agency may not be held responsible for accidents.

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

I do hereby agree to these Auction Terms & Conditions.

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Bidder:



# PROPERTY CARD

9/24/21, 9:11 AM

Elevate

**Monroe County, IN**  
4420 W Duvall RD  
39 DEGREES NORTH (855) GIS-3939





# PROPERTY CARD

9/24/21, 9:11 AM

Elevate

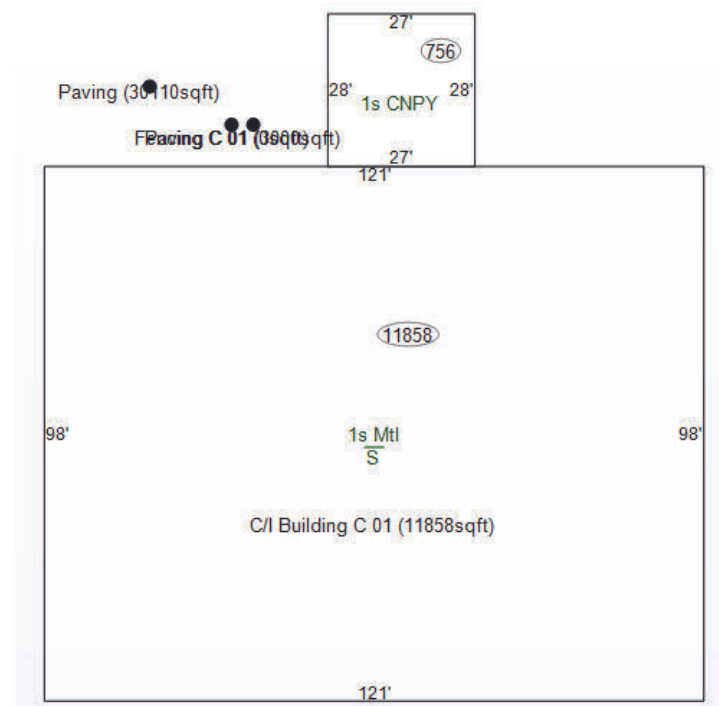
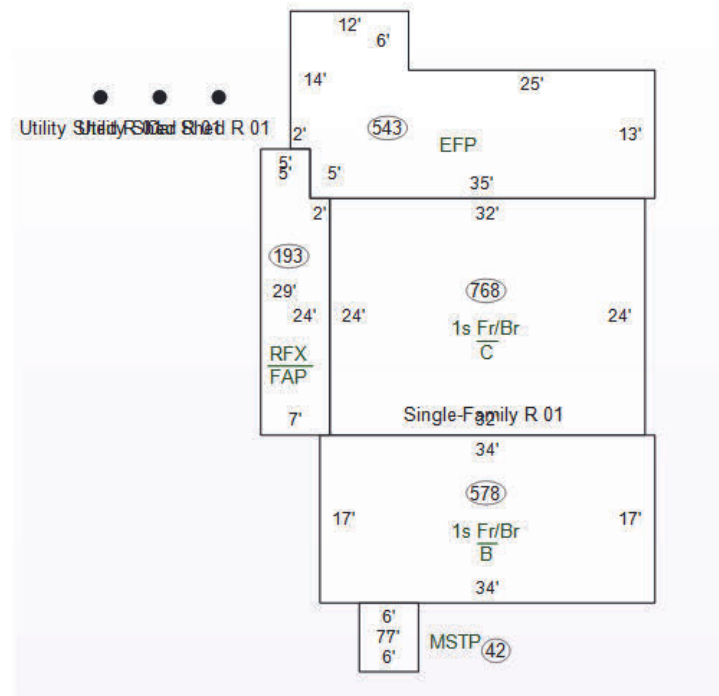




# PROPERTY CARD

9/24/21, 9:11 AM

Elevate



### Parcel Information



# PROPERTY CARD

9/24/21, 9:11 AM

Elevate

Owner Name South Union Christian Church Inc  
Owner Address 6510 S Rockport Rd Bloomington, In 47403  
Parcel Number 53-09-35-100-002.000-015  
Alt Parcel Number 016-01070-00  
Property Address 4420 W Duvall Rd, Bloomington, In 47403-9576  
Property Class Code 685  
Property Class Exempt, Religious Organization  
Neighborhood Rockport Road - Vb - A, 53015020-015  
Legal Description 016-01070-00 PT SE NE 35-8-2W 5.00A

## Taxing District

Township Van Buren Township  
Corporation Monroe County Community  
Taxing District Name Van Buren Township  
Taxing District Number 015

## Land Description

Land Type	Acreage	Dimensions
9	1.00	
91	4.00	

## Transfer of Ownership

Date	Name	Buyer	Document	Deed Type	Sale Price
1900-01-01	Unknown			Wd	
1900-01-01	Banks, Maynard & Nellie E		0	Mi	
2012-10-26	South Union Christian Church Inc			Pr	\$120,000.00

# PROPERTY CARD

9/24/21, 9:11 AM

Elevate

## Valuation Record

Assessment Date	Reason for Change	Land	Improvements	Total Valuation
2021-03-19	Annual Adjustment	\$63,000.00	\$444,000.00	\$507,000.00
2020-03-20	Annual Adjustment	\$70,400.00	\$550,900.00	\$621,300.00
2019-03-12	Annual Adjustment	\$48,000.00	\$89,400.00	\$137,400.00
2018-03-21	Annual Adjustment	\$48,000.00	\$83,400.00	\$131,400.00
2017-03-30	Annual Adjustment	\$48,000.00	\$77,300.00	\$125,300.00
2016-05-02	Annual Adjustment	\$48,000.00	\$71,300.00	\$119,300.00
2015-05-27	General Revaluation	\$48,000.00	\$67,800.00	\$115,600.00
2014-05-15	Annual Adjustment	\$48,000.00	\$83,600.00	\$131,600.00
2013-06-04	Annual Adjustment	\$48,000.00	\$96,000.00	\$144,000.00
2012-06-26	Annual Adjustment	\$48,000.00	\$95,900.00	\$143,900.00
2011-06-08	Annual Adjustment	\$48,000.00	\$82,600.00	\$130,600.00
2010-03-01	Annual Adjustment	\$48,000.00	\$82,600.00	\$130,600.00
2009-03-01	Miscellaneous	\$48,000.00	\$82,100.00	\$130,100.00
2008-03-01	Miscellaneous	\$48,000.00	\$84,600.00	\$132,600.00
2007-03-01	Miscellaneous	\$48,000.00	\$82,600.00	\$130,600.00
2006-03-01	Miscellaneous	\$35,000.00	\$82,000.00	\$117,000.00
2005-03-01	Miscellaneous	\$18,200.00	\$67,800.00	\$86,000.00
2002-03-01	General Revaluation	\$18,200.00	\$67,800.00	\$86,000.00
1995-03-01	General Revaluation	\$0	\$0	\$0
1994-03-01	General Revaluation	\$0	\$0	\$0

## Sales

Sale Date	Sale Price	Buyer Name	Seller Name
2012-10-24	\$120,000.00	Richard Blackketter	Jack Parsons

## Public Utilities

Water	Y
Sewer	N
Gas	N
Electricity	Y
All	N



# PROPERTY CARD

9/24/21, 9:11 AM

Elevate

## Exterior Features

Exterior Feature	Size/Area
Canopy, Roof Extension	193
Canopy, Shed Type	756
Patio, Flagstone	193
Porch, Enclosed Frame	543
Stoop, Masonry	42

## Special Features

Description	Size/Area
Mezzanine	5,275

## Summary of Improvements

Buildings	Grade	Condition	Construction Year	Effective Year	Area
Utility Shed R 01	D	P	1946	1946	280
Utility Shed R 01	D	A	1960	1960	112
Car Shed R 01	D	F	1982	1982	352
Fencing C 01 (0sqft)	C	A	2002	2002	
Paving C 01 (3000sqft)	C	A	1999	1999	3,000
Paving (30110sqft)	C	A	2014	2014	30,110
Single-family R 01	D+2	F	1899	1950	1,346
C/I Building C 01 (11858sqft) C+2		A	1999	1999	11,858

## C/I Building C 01 (11858sqft)

### Wall Types

Floor	Wall Type 0	Wall Type 1	Wall Type 2	Wall Type 3	Wall Type 4

### Floor Uses

Floor	Description	Area In Use	Area Not In Use	Area AC	Area Heat	Area Sprir

### Plumbing

Comm Fixtures

Comm ExtraFixtures

WaterCoolerRefrig

# PROPERTY CARD

9/24/21, 9:11 AM

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## Tax Bill

### Parcel Information

Parcel Number	53-09-35-100-002.000-015
Tax ID	016-01070-00
Owner Name	South Union Christian Church Inc
Owner Address	6510 S Rockport Rd Bloomington, In 47403
Legal Description	016-01070-00 PT SE NE 35-8-2W 5.00A

## 2020 PAY 2021

### Deductions

Type	Amount
Religious	\$621,300.00

### Payments

Tax Set	Charge Type	Total Charge	Posted Pay.	Balance Due
Van Buren Township	Spring Other Assessment Tax	\$37.88	\$0	\$0
Van Buren Township	Fall Other Assessment Tax	\$37.88	\$0	\$0
Van Buren Township	Year Total Other Assessment Tax	\$75.76	\$0	\$0

## 2019 PAY 2020

### Deductions

Type	Amount
Religious	\$137,400.00



# PROPERTY CARD

9/24/21, 9:11 AM

Elevate

## Payments

Tax Set	Charge Type	Total Charge	Posted Pay.	Balance Due
Van Buren Township	Spring Other Assessment Tax	\$17.58	\$0	\$0
Van Buren Township	Fall Other Assessment Tax	\$17.58	\$0	\$0
Van Buren Township	Year Total Other Assessment Tax	\$35.16	\$0	\$0

## 2018 PAY 2019

### Deductions

Type	Amount
Religious	\$131,400.00

## Payments

Tax Set	Charge Type	Total Charge	Posted Pay.	Balance Due
Van Buren Township	Spring Other Assessment Tax	\$17.58	\$0	\$0
Van Buren Township	Fall Other Assessment Tax	\$17.58	\$0	\$0
Van Buren Township	Year Total Other Assessment Tax	\$35.16	\$0	\$0

## Overlay Report

### Overlay by Landuse and Soil

PIN 18	53-09-35-100-002.000-015			
Total Acreage	4.767			
Total Adj. Acreage	5.000			
Soil Type	Land Use Code	Land Type	GIS Acreage	Adj. Acreage
Crc	5	Non-tillable Land	0.598	0.628
Crc	6	Woodland	4.005	4.201
Crc	82	Agric Support-public Road	0.164	0.172

### Overlay by Landuse

PIN 18	53-09-35-100-002.000-015		
Total Acreage	4.767		
Total Adj. Acreage	5.000		
Land Use Code	Land Type	GIS Acreage	Adj. Acreage
5	Non-tillable Land	0.598	0.628
6	Woodland	4.005	4.201
82	Agric Support-public Road	0.164	0.172
Unk		0.000	0.000

# PROPERTY CARD

9/24/21, 9:11 AM

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# PROPERTY CARD

9/24/21, 9:12 AM

Elevate

Monroe County, IN  
W Duvall Rd  
39 DEGREES NORTH (855) GIS-3939



## Parcel Information

Owner Name	South Union Christian Church Inc
Owner Address	6510 S Rockport Rd Bloomington, In 47403
Parcel Number	53-09-36-200-008.000-015
Alt Parcel Number	016-01060-00
Property Address	W Duvall Rd, Bloomington, In 47403
Property Class Code	685
Property Class	Exempt, Religious Organization
Neighborhood	Rockport Road - V/b - A, 53015020-015
Legal Description	016-01060-00 PT SW NW 36-8-2W 4.00A

## Taxing District

Township	Van Buren Township
Corporation	Monroe County Community
Taxing District Name	Van Buren Township
Taxing District Number	015

## Land Description

Land Type	Acreage	Dimensions
91	4.00	

# PROPERTY CARD

9/24/21, 9:12 AM

Elevate

## Transfer of Ownership

Date	Name	Buyer	Document	Deed Type	Sale Price
1900-01-01	Unknown			Wd	
1900-01-01	Sasser, Cecil & Eva J		0	Mi	
1978-10-13	Banks, Maynard & Nellie E.		0	Mi	
2012-10-26	South Union Christian Church Inc			Pr	\$120,000.00

## Valuation Record

Assessment Date	Reason for Change	Land	Improvements	Total Valuation
2021-03-19	Annual Adjustment	\$18,000.00	\$0	\$18,000.00
2019-03-12	Annual Adjustment	\$18,000.00	\$0	\$18,000.00
2018-03-21	Annual Adjustment	\$18,000.00	\$0	\$18,000.00
2017-03-30	Annual Adjustment	\$18,000.00	\$0	\$18,000.00
2016-05-02	Annual Adjustment	\$18,000.00	\$0	\$18,000.00
2015-05-27	General Revaluation	\$18,000.00	\$0	\$18,000.00
2014-05-15	Annual Adjustment	\$18,000.00	\$0	\$18,000.00
2013-06-04	Annual Adjustment	\$18,000.00	\$0	\$18,000.00
2012-06-26	Annual Adjustment	\$18,000.00	\$0	\$18,000.00
2011-06-08	Annual Adjustment	\$18,000.00	\$0	\$18,000.00
2010-03-01	Annual Adjustment	\$18,000.00	\$0	\$18,000.00
2009-03-01	Miscellaneous	\$18,000.00	\$0	\$18,000.00
2008-03-01	Miscellaneous	\$18,000.00	\$0	\$18,000.00
2007-03-01	Miscellaneous	\$18,000.00	\$0	\$18,000.00
2006-03-01	Miscellaneous	\$10,000.00	\$0	\$10,000.00
2005-03-01	Miscellaneous	\$5,400.00	\$0	\$5,400.00
2002-03-01	General Revaluation	\$5,400.00	\$0	\$5,400.00
1995-03-01	General Revaluation	\$0	\$0	\$0
1994-03-01	General Revaluation	\$0	\$0	\$0

## Sales

Sale Date	Sale Price	Buyer Name	Seller Name
2012-10-24	\$120,000.00	Richard Blackketter	Jack Parsons



# PROPERTY CARD

9/24/21, 9:12 AM

Elevate

## Public Utilities

Water	N
Sewer	N
Gas	N
Electricity	Y
All	N

## Exterior Features

Exterior Feature	Size/Area
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## Special Features

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



## Tax Bill

### Parcel Information

Parcel Number	53-09-36-200-008.000-015
Tax ID	016-01060-00
Owner Name	South Union Christian Church Inc
Owner Address	6510 S Rockport Rd Bloomington, In 47403
Legal Description	016-01060-00 PT SW NW 36-8-2W 4.00A

## 2019 PAY 2020

### Deductions

Type	Amount
Religious	\$18,000.00

# PROPERTY CARD

9/24/21, 9:12 AM

Elevate

## Payments

Tax Set	Charge Type	Total Charge	Posted Pay.	Balance Due
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2018 PAY 2019

## Deductions

Type	Amount
Religious	\$18,000.00

## Payments

Tax Set	Charge Type	Total Charge	Posted Pay.	Balance Due
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## Overlay Report

### Overlay by Landuse and Soil

PIN 18	53-09-36-200-008.000-015			
Total Acreage	4.380			
Total Adj. Acreage	4.000			
Soil Type	Land Use Code	Land Type	GIS Acreage	Adj. Acreage
Crc	5	Non-tillable Land	0.842	0.769
Bdb	6	Woodland	0.174	0.159
Crc	6	Woodland	2.793	2.551
Bdb	82	Agric Support-public Road	0.014	0.013
Crc	82	Agric Support-public Road	0.557	0.508

### Overlay by Landuse

PIN 18	53-09-36-200-008.000-015		
Total Acreage	4.380		
Total Adj. Acreage	4.000		
Land Use Code	Land Type	GIS Acreage	Adj. Acreage
5	Non-tillable Land	0.842	0.769
6	Woodland	2.967	2.710
82	Agric Support-public Road	0.571	0.521
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 – Coffey Realty & Auction, or an employee therein, **I hereby certify** that:

1. I acknowledge that I have received a complete PIP (Property Information Packet).
2. I have read the auction rules and bidding format as set out by the Auctioneers and contained in the PIP and I completely understand them.
3. I understand that the terms and rules 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 agreement of purchase and sale.
5. I have examined the proposed agreement of purchase and sale given to me as part of the PIP 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 agreement of purchase and sale 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: 4420 W. Duvall Road & W. Duvall Road, Bloomington, IN 47403

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 27th day of October 2021, by and between  
South Union Christian Church Inc. 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: 4420 W. Duvall Road & W. Duvall Road  
in the City of Bloomington, County of Monroe, and State of Indiana.

Legally described as: 016-01070-00 PT SE NE 35-8-2W 5.00A; 016-01060-00 PT SW NW 36-8-2W 4.00A

Buyer herewith agrees to deposit with John Bethell Title Company, Inc., \$ 10,000.00 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 Warranty 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 Owners Policy of Title Insurance at closing.

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

Closing shall take place on or before December 10, 2021 and shall take place at the office of John Bethell Title Company, Inc., 2626 S. Walnut Street, Bloomington, IN.

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 and payable to: **John Bethell Title Co.**

**High Bid Selling Price** \$ .00

Plus 11% **Buyer's Premium** \$ .00

**Total Purchase Price** \$ .00

Less **Down Payment** \$ 10,000.00

**Total Due at Closing** \$ .00

This offer will expire if not accepted on or before: October 28, 2021 at 5:00pm

**Purchased By:**

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

\_\_\_\_\_  
*Printed* Phone \_\_\_\_\_

Buyer Address: \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ 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 \_\_\_\_\_

South Union Christian Church, Eric Gilpin Time: \_\_\_\_\_

*Printed*

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

South Union Christian Church, Adam Goss Time: \_\_\_\_\_

*Printed*



# SAMPLE CONTRACT



Coffey Realty  
& Auction

## PROMISSORY NOTE

**4420 W. Duvall Road & W. Duvall Road, Van Buren Township  
Monroe County, Bloomington, IN**

\$ 10,000.00  
Amount

October 27, 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 Street, Bloomington, IN 47401

The Sum of Ten Thousand dollars and no/100----- (\$ 10,000.00), 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

October 27, 2021  
Date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date