AUCTION

PROPERTY INFORMATION



Find Your Freedom®

2503 Grandview Blvd
Kansas City, Kansas 66102

United Country Real Estate | Heritage Brokers & Auctioneers

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WELCOME AUCTION BIDDERS…!

On behalf of United Country | Heritage Brokers & Auctioneers, and the Sellers, we would like to welcome you to the auction event. Our number one goal is to provide as much clarity and information needed for you to make a well-informed purchase.

The real estate auction process should not be complicated. We believe in creating an open and transparent environment for our clients and customers by providing full disclosure, pertinent information and walking through the process to make the auction event an exciting opportunity that it was designed to be. Remember, we are here to provide a service so please let us know if you have any questions about the property being offered or questions about the auction process.

Real Estate Auctions have become increasingly popular over recent years, as property owners and buyers are realizing the advantages to an expedited sales process. Professional real estate auction services allow sellers to present their property to the marketplace and an opportunity for well informed and qualified buyers to present their offers.

Over the past 100 years, United Country has become recognized as the leader in real estate auction marketing. As the largest fully integrated real estate and auction organization in the United States, we consistently deliver industry leading auction marketing, technology, training and results to our clients. For more information about United Country | Heritage Brokers & Auctioneers, feel free to visit our websites: www.BidHeritage.com (for Auctions) and www.BuyHeritage.com (for Traditional Real Estate Sales).

Thanks again for your attendance,

R. Shawn Terrel, CAI, AARE
Owner / Broker / Auctioneer

UNITED COUNTRY©
in Kansas City since 1925

(877) 318-0438 Office * (816) 420-6219 Fax * 2820 NW Barry Rd., Kansas City, MO 64154
www.BidHeritage.com & www.BuyHeritage.com

United Country Real Estate | Heritage Brokers & Auctioneers



Online Auction

2503 Grandview Blvd
Kansas City, Kansas 66102-4639

Property Preview Dates: Saturday, October 31st @ 11:00am
Saturday, November 7th @ 11:00am

This 1932 ranch style home sits on an elevated city lot. It is approximately 936 sq. ft, and consists of 2 bedrooms, 1 bath, living, kitchen, full basement (unfinished) and a single car garage. The home is selling with the household contents included. Located only minutes from shopping and restaurants on Central Ave, the home is ready for an investor to finish the remodel. The bathroom has been updated. Note: the wood flooring in the living room is damaged. Physical walk-through prior to bidding is strongly encouraged. Utilities are not connected, plan accordingly.

Register & Bid: BidHeritage.HiBid.com

Bidding Ends Nov 13th at 6PM



Danny Helmich
KS# 00251905
(c) 660-441-0907
(o) 877-318-0438
dannyhelmich@gmail.com

Please see website for full auction Terms & Conditions.
The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Any information of special Interest should be obtained through Independent verification. This Is not a solicitation if your property is currently listed with another broker. Equal Opportunity Housing Provider. Franchise offices are independently owned and operated.

Real Estate Brokerage Relationships

Kansas law requires real estate licensees to provide the following information about brokerage relationships to prospective sellers and buyers at the first practical opportunity. This brochure is provided for informational purposes and does not create an obligation to use the broker's services.

Types of Brokerage Relationships: A real estate licensee may work with a buyer or seller as a seller's agent, buyer's agent or transaction broker. The disclosure of the brokerage relationship between all licensees involved and the seller and buyer must be included in any contract for sale and in any lot reservation agreement.

Seller's Agent: The seller's agent represents the seller only, so the buyer may be either unrepresented or represented by another agent. In order to function as a seller's agent, the broker must enter into a written agreement to represent the seller. Under a seller agency agreement, all licensees at the brokerage are seller's agents unless a designated agent is named in the agreement. If a designated agent is named, only the designated agent has the duties of a seller's agent and the supervising broker of the designated agent functions as a transaction broker.

Buyer's Agent: The buyer's agent represents the buyer only, so the seller may be either unrepresented or represented by another agent. In order to function as a buyer's agent, the broker must enter into a written agreement to represent the buyer. Under a buyer agency agreement, all licensees at the brokerage are buyer's agents unless a designated agent is named in the agreement. If a designated agent is named, only the designated agent has the duties of a buyer's agent and the supervising broker of the designated agent functions as a transaction broker.

A Transaction Broker is not an agent for either party and does not advocate the interests of either party. A transaction brokerage agreement can be written or verbal.

Duties and Obligations: Agents and transaction brokers have duties and obligations under K.S.A. 58-30,106, 58-30,107, and 58-30,113, and amendments thereto. A summary of those duties are:

An Agent, either seller's agent or buyer's agent, is responsible for performing the following duties:

- promoting the interests of the client with the utmost good faith, loyalty, and fidelity
- protecting the clients confidences, unless disclosure is required
- presenting all offers in a timely manner
- advising the client to obtain expert advice
- accounting for all money and property received
- disclosing to the client all adverse material facts actually known by the agent
- disclosing to the other party all adverse material facts actually known by the agent

The transaction broker is responsible for performing the following duties:

- protecting the confidences of both parties
- exercising reasonable skill and care
- presenting all offers in a timely manner
- advising the parties regarding the transaction
- suggesting that the parties obtain expert advice
- accounting for all money and property received
- keeping the parties fully informed
- assisting the parties in closing the transaction
- disclosing to the parties all adverse material facts actually known by the transaction broker

Agents and Transaction Brokers have no duty to:

- conduct an independent inspection of the property for the benefit of any party
- conduct an independent investigation of the buyer's financial condition
- independently verify the accuracy or completeness of statements made by the seller, buyer, or any qualified third party.

General Information: Each real estate office has a supervising broker or branch broker who is responsible for the office and the affiliated licensees assigned to the office. Below are the names of the licensee providing this brochure, the supervising/branch broker, and the real estate company.

_____	_____
Licensee	Real estate company name approved by the commission
_____	_____
Supervising/branch broker	Buyer/Seller Acknowledgement (not required)

Approved by the Kansas Real Estate Commission on October 10, 2017

United Country Real Estate | Heritage Brokers & Auctioneers

Bid # _____

Online Auction Bidders Agreement

THIS IS A LEGALLY BINDING DOCUMENT. IF YOU DO NOT UNDERSTAND THE TERMS AND CONDITIONS AS SET FORTH HEREIN, PLEASE CONSULT AN ATTORNEY PRIOR TO SIGNING.

I _____ (Buyer) agree to immediately enter into the Real Estate Auction Purchase Contract approved by Seller, if I am declared the high bidder (winning bidder) by the auctioneer during the following auction: ***2305 Grandview Blvd., Kansas City, KS 66102***

Legal Description: The full legal descriptions shall be provided by the Title Company.

Online Auction Dates:

- **Online Bidding Opens on Friday, October 23rd at 6:00 pm (CT)**
- **Online Bidding Closes on Friday, November 13th at 6:00 pm (CT)**

By signing below, I agree that I have read and fully understand the Online Auction Bidders Agreement and the Terms and Conditions of this auction.

I fully understand and agree that an Online Auction Bidders Agreement MUST be signed and returned to United Country| Heritage Brokers & Auctioneers, prior to being allowed to bid in the Online Auction. As a bidder, it is solely my responsibility to contact the auction company at (877) 318-0438 with any questions regarding the auction, purchase agreement, or terms & conditions, prior to placing any bids in said auction.

Online Auction Terms & Conditions

1) **Seller Confirmation Auction:** The property is being offered in an Online Only Auction, with all bids being subject to the Seller's approval.

2) **Bidding Registration:** Online bidder hereby agrees that they must be properly registered for the online auction by completing and signing the (Online Auction Bidders Agreement), which will be sent by email via DocuSign. Upon completing this registration form and receiving approval, bidding privileges will be turned on. If you need assistance with registration, you may contact **Lucinda Terrel at (816) 420-6257 or by email at lucinda@buyheritage.com.** Seller(s) may at their sole discretion request additional registration requirements from any bidder unknown to them or the auction company.

3) **Bidding Opens/Closes:** The Online Only Auction (i.e. Internet Auction) bidding shall be opened and begin closing on the dates and times stated above, subject to the soft close feature as outlined below.

4) **Property Preview Dates:** It is highly recommended that all bidders personally inspect the property prior to placing bids in the auction. Scheduled property inspection dates are advertised, and additional inspection dates can be arranged by contacting the auction company at (877) 318-0438.

5) **Buyer's Premium:** A **Ten Percent (10%)** Buyer's Premium will be added to the final online bid, which will determine the Total Contract Sales Price. Bidders hereby understand that the Buyer's Premium shall be added to their winning bid to create the Total Contract Sales Price for which they are obligated to pay for the property. **Example:** (winning bid $100,000 + 10% buyer's premium = total contract price of $110,000).

6) **Cash Offer/No Financing Contingency:** By participating in this auction, bidders hereby agree that their bid shall **NOT** be subject to the bidder's ability to obtain financing. By placing a bid in this auction, bidders are making a "cash offer" to purchase the property. Financing is NOT a contingency in the purchase agreement. Purchase and sale are conducted in U.S. Funds only.

7) **Purchase Contract:** Winning bidder hereby agrees to enter into the Real Estate Auction Purchase Contract which has been approved by the Seller, within 24 hours of being declared the winning bidder. Upon the close of the auction the winning bidder will be forwarded via email a Real Estate Auction Sales Contract to purchase the property. A signed copy of the Real Estate Auction Sales Contract must be received by the Auctioneer, no later than 24 hours from the time said Purchase Contract was sent to the winning bidder. The Real Estate Auction Sales Contract may be e-signed or hand delivered to the auction company. A sample Real Estate auction Sales Contract is available for Bidder to review prior to bidding in the auction.

8) **Down Payment:** The winning bidder agrees to deposit a non-refundable Ten Percent (10%) down payment based on the total contract purchase price, with the Title Company no later than 24 hours following the close of auction bidding. The closing agent's contact information is listed below. The balance of the purchase price will be due in full at closing.

9) **Closing:** Closing shall be on or by **Monday, December 14th, 2026**. Closing shall take place at **Coffelt Land Title - State Line Office 8301 State Line Rd Suite 104 Kansas City MO 64114**. The closing agent is Kara Vergouven, email is **KaraV@coffeltlandtitle.com**, and phone number is **816-581-2233.** Out of state buyers will be afforded the opportunity to close via email, mail and wire transfer of certified funds.

10) **Easements:** The sale of the property is subject to any and all easements of record.

11) **Personal Property:** The entire contents of the home shall remain and become the possession of the Buyer at closing.

12) **Survey:** The property is legally described and no survey shall be required to transfer title to the Buyer. In the event the buyer desires a survey, it shall be at the buyer sole expense.

13) **Possession:** Possession of the property will be given upon payment in full of the purchase price and transfer of title at closing.

14) **Title Insurance:** Owner's Title Insurance Policy in the full amount of the purchase price will be provided by the Seller. Buyer shall be responsible for a Lender's Title Insurance Policy (if any). Seller shall execute a general warranty deed conveying the property to the buyer(s).

15) **Taxes:** Seller shall pay any previous years taxes (if due), and the current year's real estate taxes shall be prorated to the date of closing.

16) **Online Auction Technology (Disclaimer):** Under no circumstances shall Bidder have any kind of claim against United Country – Heritage Brokers & Auctioneers, Broker of record, or anyone else, if the Internet service fails to work correctly before or during the auction. Online bidding is subject to technology faults and issues which are outside the control of the auction company. Bidder(s) are encouraged to use the "Maximum Bid" feature on the bidding platform and lock in their maximum bid amount, if they are concerned about technology failure during the auction. The SELLER and/or Auction Company reserves the right to (**pause**) the online auction bidding in the event of any internal or external technology failure, to preserve the integrity of the auction event and maintain a fair and impartial bidding environment.

17) **Soft Close:** If a bid is received within the last 2 minutes of the auction, the auction close time will automatically extend 2 minutes to allow other bidders an opportunity to competitively bid prior to the auction closing. This feature eliminates "snipers" and encourages fair and impartial bidding from all participants.

18) **Disclaimer:** All information provided is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines drawn on maps, photographs, etc. are approximate. Buyers should verify the information to their satisfaction. Information is subject to change without notice. There are no warranties either expressed or implied pertaining to this property. Real estate is being sold "As-Is, Where-Is" with NO warranties expressed or implied. Please make all inspections and have financing arranged prior to the end of bidding. The Auctioneer reserves the right to bid on behalf of the Seller up to, but not beyond the Seller's reserve price (if applicable). The property is available for and subject to sale prior to auction. By participating in this auction, Buyers hereby acknowledge that any bid(s) placed by them is a binding agreement to purchase the property, subject to the bid being approved by Seller (if applicable).

Signature and Information to Follow

Docusign Envelope ID: 52092E25-7565-8782-806F-C913CEBDF733

KANSAS CITY REGIONAL ASSOCIATION OF REALTORS®

LEAD BASED PAINT DISCLOSURE ADDENDUM

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

SELLER: Majid Amirahmadi and Elizabeth Amirahmadi (AMC)

PROPERTY: 2503 Grandview Blvd, Kansas City, KS 66102

Lead Warning Statement:

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure (Initial applicable lines)

a. M.A. E.A. **PRESENCE OF LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS:** ***(check one below)***

☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

_____.

☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

b. M.A. E.A. **RECORDS AND REPORTS AVAILABLE TO THE SELLER:** ***(check one below)***

☐ Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

_____,

☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Buyer's Acknowledgment (Initial applicable lines)

c. _____ _____ **BUYER HAS RECEIVED** copies of records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing listed above.

_____ _____ **BUYER HAS NOT RECEIVED** any copies of records and reports pertaining to lead-based paint and/or lead based paint hazards in the housing listed above.

d. _____ _____ **BUYER HAS RECEIVED THE PAMPHLET:** *"Protect Your Family from Lead in Your Home"*

e. _____ _____ **BUYER HAS:** ***(Check one below)***

☐ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint or lead-based paint hazards; or

☐ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Docusign Envelope ID: 52092E25-7565-8782-806F-C913CEBDF733

N/A

License Initial DH ***wledgment: (initial or enter N/A if not applicable)***

f. _____ Licensee assisting Seller has informed the Seller of the Seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

g. _____ Licensee assisting Buyer has informed the Seller of the Seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, the information they have provided is true and accurate.

CAREFULLY READ THE TERMS HEREOF BEFORE SIGNING. WHEN SIGNED BY ALL PARTIES, THIS DOCUMENT BECOMES PART OF A LEGALLY BINDING CONTRACT. IF NOT UNDERSTOOD, CONSULT AN ATTORNEY BEFORE SIGNING.

9/30/24				
SELLER	Majid Amirahmadi	**DATE**	**BUYER**	**DATE**
9/30/2024				
SELLER	Elizabeth Amirahmadi	**DATE**	**BUYER**	**DATE**
Signed by: 1A40564A4F8142D..	Oct 5, 2026 | 9:02 PM CDT			
LISTING SELLER		**DATE**	**LICENSEE ASSISTING BUYER**	**DATE**

Approved by Legal Counsel of the Kansas City Regional Association of REALTORS®. Last revised October 2025. All previous versions of this document may no longer be valid. January 2026.

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KANSAS CITY REGIONAL ASSOCIATION OF REALTORS®

SELLER'S DISCLOSURE AND CONDITION OF PROPERTY ADDENDUM (Residential)

SELLER (*Indicate Marital Status*): Majid Amirahmadi and Elizebeth Amirahmadi (AMC)

PROPERTY: 2503 Grandview Blvd, Kansas City, KS 66102

1. NOTICE TO SELLER.
Be as complete and accurate as possible when answering the questions in this disclosure. Attach additional sheets if space is insufficient for all applicable comments. SELLER understands that the law requires disclosure of any material defects, known to SELLER, in the Property to prospective Buyer(s) and that failure to do so may result in civil liability for damages. Non-occupant SELLERS are not relieved of this obligation. This disclosure statement is designed to assist SELLER in making these disclosures. Licensee(s), prospective buyers and buyers will rely on this information. If residential dwelling on Property was built prior to 1978, SELLER is required to complete the federally mandated Lead Based Paint Disclosure Addendum.

2. NOTICE TO BUYER.
This is a disclosure of SELLER'S knowledge of the Property as of the date signed by SELLER and is not a substitute for any inspections or warranties that BUYER may wish to obtain. It is not a warranty of any kind by SELLER or a warranty or representation by the Broker(s) or their licensees.

In the event the outside temperature does not permit safe inspection of the air conditioning, swimming pool, and/or lawn sprinkler systems (if applicable), BUYER waives such inspection and agrees to accept SELLER'S representation herein concerning the condition of the system(s) in lieu of inspection. BUYER understands all Brokers, their representatives, agents or employees have no personal knowledge concerning the condition of the system(s) on the Property. BUYER is relying solely upon the representations of the SELLER concerning the condition of said system(s). Notwithstanding the terms of any inspection provisions of this Contract, BUYER understands the system(s) on the Property cannot be tested without risk of damage to the system(s) during cold weather.

3. OCCUPANCY.
Approximate age of Property? UNKNOWN How long have you owned? _____
Does SELLER currently occupy the Property? ..... Yes☐ No☒
If "No", how long has it been since SELLER occupied the Property? 0 years/months

☒ SELLER has never occupied the Property. SELLER to answer all questions to the best of SELLER'S knowledge.

4. TYPE OF CONSTRUCTION. ☒ Conventional/Wood Frame ☐ Modular ☐ Manufactured ☐ Mobile ☐ Other_____

5. LAND (SOILS, DRAINAGE AND BOUNDARIES). (IF RURAL OR VACANT LAND, ATTACH SELLER'S LAND DISCLOSURE ALSO.) ARE YOU AWARE OF:

a. Any fill or expansive soil on the Property? ..... NO KNOWLEGE Yes☐ No☐
b. Any sliding, settling, earth movement, upheaval or earth stability problems on the Property? ..... NO KNOWLEGE Yes☐ No☐
c. The Property or any portion thereof being located in a flood zone, wetlands area or **proposed** to be located in such as designated by FEMA which requires flood insurance? ..... NO KNOWLEGE Yes☐ No☐
d. Any drainage or flood problems on the Property or adjacent properties? ..... NO KNOWLEGE Yes☐ No☐
e. Any flood insurance premiums that you pay? ..... NO KNOWLEGE Yes☐ No☐
f. Any need for flood insurance on the Property? ..... NO KNOWLEGE Yes☐ No☐
g. Any boundaries of the Property being marked in any way? ..... NO KNOWLEGE Yes☐ No☐
h. The Property having had a stake survey? ..... NO KNOWLEGE Yes☐ No☐
i. Any encroachments, boundary line disputes, or non-utility easements affecting the Property? .... Yes☐ No☐
NO KNOWLEGE

M.A	EA.	Initials	Initials		
SELLER	SELLER			BUYER	BUYER

j. Any fencing on the Property? ..... Yes☒ No☐
If "Yes", does fencing belong to the Property? ..... NO KNOWLEDGE ..... N/A☐ Yes☐ No☐
k. Any diseased, dead, or damaged trees or shrubs on the Property? ..... No KNOWLEDGE ..... Yes☐ No☐
l. Any gas/oil wells, lines or storage facilities on Property or adjacent property? .. No KNOWLEDGE Yes☐ No☐
m. Any oil/gas leases, mineral, or water rights tied to the Property? ..... NO KNOWLEDGE ..... Yes☐ No☐

If any of the answers in this section are "Yes", explain in detail or attach other documentation: _____

_____

_____

6. ROOF.

a. Approximate Age: _____years ☒ Unknown Type: _____
b. Have there been any problems with the roof, flashing or rain gutters? ..... NO KNOWLEDGE ..... Yes☐ No☐
If "Yes", what was the date of the occurrence? _____
c. Have there been any repairs to the roof, flashing or rain gutters? ..... NO KNOWLEDGE ..... Yes☐ No☐
Date of and company performing such repairs_____/_____
d. Has there been any roof replacement? ..... NO KNOWLEDGE ..... Yes☐ No☐
If "Yes", was it: ☐ Complete or ☐ Partial
e. What is the number of layers currently in place? _____layers or ☒ Unknown.

If any of the answers in this section are "Yes", explain in detail or attach all warranty information and other documentation:

_____

_____

_____

7. INFESTATION. ARE YOU AWARE OF:

a. Any termites or other wood destroying insects on the Property? ..... NO KNOWLEDGE ..... Yes☐ No☐
b. Any other pests including rodents, bats or other nuisance wildlife? ..... NO KNOWLEDGE ..... Yes☐ No☐
c. Any damage to the Property by wood destroying insects or **other** pests? .... NO KNOWLEDGE ... Yes☐ No☐
d. Any termite, wood destroying insects or **other** pest control treatments on the Property in the last five (5) years? ..... NO KNOWLEDGE ..... Yes☐ No☐
If "Yes", list company, **when** *and* **where** treated _____
e. Any current warranty, bait stations or other treatment coverage by a licensed pest control company on the Property? ..... NO KNOWLEDGE ..... Yes☐ No☐
If "Yes", the annual cost of service renewal is $_____ and the time remaining on the the service contract is _____.
(Check one) ☐ The treatment system stays with the Property or ☐ the treatment system is subject to removal by the treatment company if annual service fee is not paid.

If any of the answers in this section are "Yes", explain in detail or attach all warranty information and other documentation:

_____

_____

_____

8. STRUCTURAL, BASEMENT/CRAWL SPACE, FIREPLACE AND EXTERIOR ITEMS. ARE YOU AWARE OF:

a. Any movement, shifting, deterioration, or other problems with walls, foundations, crawl space or slab? ..... NO KNOWLEDGE ..... Yes☐ No☐
b. Any cracks or flaws in the walls, ceilings, foundations, concrete slab, crawl space, basement floor or garage? ..... NO KNOWLEDGE ..... Yes☐ No☐
c. Any corrective action taken including, but not limited to piering or bracing? ..... NO KNOWLEDGE Yes☐ No☐
d. Any water leakage or dampness in the house, crawl space or basement? .. No KNOWLEDGE .. Yes☐ No☐
e. Any dry rot, wood rot or similar conditions on the wood of the Property? .. NO KNOWLEDGE ..... Yes☐ No☐
f. Any problems with windows or exterior doors? ..... NO KNOWLEDGE ..... Yes☐ No☐

g. Any problems with driveways, patios, decks, fences or retaining walls on the Property? NO KNOWLEDGE ..... Yes☐ No☐
h. Any problems with fireplace including, but not limited to firebox, chimney, chimney cap and/or gas line? ..... NO KNOWLEDGE ..... N/A☐ Yes☐ No☐
Date of any repairs, inspection(s) or cleaning? _____
Date of last use? _____
i. Does the Property have a sump pump? ..... Yes☐ No☒
If "Yes", location: _____
j. Any repairs or other attempts to control the cause or effect of any problem described above? .... Yes☐ No☐
NO KNOWLEDGE

If any of the answers in this section are "Yes", explain in detail or attach all warranty information and other documentation: _____

9. ADDITIONS AND/OR REMODELING.

a. Are you aware of any additions, structural changes, or other material alterations to the Property? ..... NO KNOWLEDGE ..... Yes☐ No☐
If "Yes", explain in detail: _____

b. If "Yes", were all necessary permits and approvals obtained, and was all work in compliance with building codes? ..... NO KNOWLEDGE ..... N/A☐ Yes☐ No☐
If "No", explain in detail: _____

10. PLUMBING RELATED ITEMS.

a. What is the drinking water source? ☒ Public ☐ Private ☐ Well ☐ Cistern ☐ Other: _____
If well water, state type _____ depth _____ diameter _____ age _____
b. If the drinking water source is a well, has water been tested for safety? ..... N/A☐ Yes☐ No☐
If "Yes", when was the water last checked for safety? _____ (attach test results)
c. Is there a water softener on the Property? ..... NO KNOWLEDGE ..... Yes☐ No☐
If "Yes", is it: ☐ Leased ☐ Owned?
d. Is there a water purifier system? ..... NO KNOWLEDGE ..... Yes☐ No☐
If "Yes", is it: ☐ Leased ☐ Owned?
e. What type of sewage system serves the Property? ☒ Public Sewer ☐ Private Sewer
☐ Septic System, Number of Tanks _____ ☐ Cesspool ☐ Lagoon ☐ Other _____
f. Approximate location of septic tank and/or absorption field: _____
g. The location of the sewer line clean out trap is: _____
h. Is there a sewage pump on the septic system? ..... N/A☐ Yes☐ No☐
i. Is there a grinder pump system? ..... Yes☐ No☐
j. If there is a privately owned system, when was the septic tank, cesspool, or sewage system last serviced? _____ By whom? _____
k. Is there a lawn sprinkler system? ..... NO KNOWLEDGE ..... Yes☐ No☐
Does lawn sprinkler system cover full yard and landscaped areas? ..... N/A☐ Yes☐ No☐
If "No", explain in detail: _____
Month and year of last use: _____ Month and year of last service: _____
l. Is there a swimming pool on the property? ..... Yes☐ No☒
If "Yes" the Seller's Disclosure Swimming Pool-SPA Rider must be attached.
m. Are you aware of any leaks, backups, or other problems relating to any of the plumbing, water, and sewage related systems? ..... NO KNOWLEDGE ..... Yes☐ No☐
n. Type of plumbing material currently used in the Property (*check all that apply*):
☐ Copper ☐ Galvanized ☐ PVC ☐ PEX ☐ Polybutylene ☐ Unknown ☐ Other NO KNOWLEDGE
The location of the main water shut-off is: _____
o. Is there a back flow prevention device on the lawn sprinkling system, sewer or pool? ..... NO KNOWLEDGE ..... N/A☐ Yes☐ No☐

If your answer to (m) in this section is "Yes", explain in detail or attach available documentation: _____

11. HEATING AND AIR CONDITIONING.

a. Does the Property have air conditioning? ..... No KNOWLEDGE ..... Yes☐ No☐

☐Central Electric ☐Central Gas ☐Heat Pump ☐ Window Unit(s)

Unit	Age of Unit	Leased	Owned	Location	Last Date Serviced/By Whom?
1.					
2.					

Are you currently using the air conditioning system(s) ..... Yes☐ No☐

If "No", date of last use:_____

b. Does the Property have heating systems? ..... NO KNOWLEDGE ..... Yes☒ No☐

☐Electric ☐Fuel Oil ☐Natural Gas ☐Heat Pump ☐Propane

☐Fuel Tank ☐Other_____

Unit	Age of Unit	Leased	Owned	Location	Last Date Serviced/By Whom?
1.					
2.					

Are you currently using the heating system(s) ..... Yes☐ No☐

c. If "No", date of last use:_____

Are there rooms without heat or air conditioning? ..... NO KNOWLEDGE ..... Yes☐ No☐

If "Yes", which room(s)? _____

d. Does the Property have a water heater? ..... Yes☒ No☐

☐Electric ☐Gas ☐ Solar ☐ Tankless

Unit	Age of Unit	Leased	Owned	Location	Capacity	Last Date Serviced/By Whom?
1.			NO KNOWLEDGE			
2.						

e. Are you aware of any problems regarding these items? ..... Yes☐ No☐

If "Yes", explain in detail: _____

12. ELECTRICAL SYSTEM.

a. Type of material used: ☐ Copper ☐ Aluminum ☐Unknown

b. Type of electrical panel(s): ☐ Breaker ☐ Fuse

Location of electrical panel(s): NO KNOWLEDGE

Size of electrical panel(s) (total amps), if known: _____

c. Are you aware of any problem with the electrical system? ..... NO KNOWLEDGE ..... Yes☐ No☐

If "Yes", explain in detail: _____

13. HAZARDOUS CONDITIONS. ARE YOU AWARE OF:

a. Any underground tanks on the Property? ..... NO KNOWLEDGE ..... Yes☐ No☐

b. Any landfill on the Property? ..... NO KNOWLEDGE ..... Yes☐ No☐

c. Any toxic substances on the Property (e.g. tires, batteries, etc.)? ..... NO KNOWLEDGE ..... Yes☐ No☐

d. Any contamination with radioactive or other hazardous material? ..... NO KNOWLEDGE ..... Yes☐ No☐

e. Any testing for any of the above-listed items on the Property? ..... NO KNOWLEDGE ..... Yes☐ No☐

f. Any professional testing for radon on the Property? ..... NO KNOWLEDGE ..... Yes☐ No☐

g. Any professional mitigation system for radon on the Property? ..... NO KNOWLEDGE ..... Yes☐ No☐

h. Any professional testing/mitigation for mold on the Property? ..... NO KNOWLEDGE ..... Yes☐ No☐

i. Any other environmental issues? ..... NO KNOWLEDGE ..... Yes☐ No☐

j. Any controlled substances ever manufactured on the Property? ..... NO KNOWLEDGE ..... Yes☐ No☐

k. Any methamphetamine ever manufactured on the Property? ..... NO KNOWLEDGE ..... Yes☐ No☐

(In Missouri, a separate disclosure is required if methamphetamine or other controlled substances have been produced on the Property, or if any resident of the Property has been convicted of the production of a controlled substance.)

If any of the answers in this section are "Yes", explain in detail or attach test results and other documentation: _____

14. TAXES, NEIGHBORHOOD & HOMEOWNER'S ASSOCIATION. ARE YOU AWARE OF:

a. The Property located outside of city limits? ..... Yes☐ No☒
Any current/pending bonds, assessments, or special taxes that apply to Property? ..... Yes☐ No☐
If "Yes", what is the amount? $_____

b. Any tax credits or a tax freeze? ..... NO KNOWLEDGE ..... Yes☐ No☐

c. The Property being subject to tax abatement? ..... NO KNOWLEDGE ..... Yes☐ No☐

d. Any condition or proposed change in your neighborhood or surrounding area or having received any notice of such? ..... NO KNOWLEDGE ..... Yes☐ No☐

e. Any defect, damage, proposed change or problem with any common elements or common areas? ..... NO KNOWLEDGE ..... Yes☐ No☐

f. Any condition or claim which may result in any change to assessments or fees? NO KNOWLEDGE Yes☐ No☐

g. Any streets that are privately owned? ..... NO KNOWLEDGE ..... Yes☐ No☐

h. The Property being in a historic, conservation or special review district that requires any alterations or improvements to the Property be approved by a board or commission? ..... NO KNOWLEDGE ..... Yes☐ No☐

i. The Property being subject to a right of first refusal? ..... NO KNOWLEDGE ..... Yes☐ No☐
If "Yes", number of days required for notice: _____

j. The Property being subject to covenants, conditions, and restrictions of a Homeowner's Association or subdivision restrictions? ..... NO KNOWLEDGE ..... Yes☐ No☐

k. Any violations of such covenants and restrictions? ..... NO KNOWLEDGE ..... N/A☐ Yes☐ No☐

l. The Homeowner's Association imposing its own transfer fee and/or initiation fee when the Property is sold? ..... NO KNOWLEDGE ..... N/A☐ Yes☐ No☐
If "Yes", what is the amount? $_____

m. The Property being subject to a Homeowners Association fee? NO KNOWLEDGE ..... Yes☐ No☐
If "Yes", Homeowner's Association dues are paid in full until _____ in the amount of $_____ payable ☐yearly ☐semi-annually ☐monthly ☐quarterly, sent to:
_____ and such includes:
_____
Homeowner's Association/Management Company contact name, phone number, website, or email address:
_____
_____
_____

n. The Property being subject to a secondary Master Community Homeowners Association fee?... Yes☐ No☐

NO KNOWLEDGE

If any of the answers in this section are "Yes" (except m), explain in detail or attach other documentation:
_____
_____
_____

15. PREVIOUS INSPECTION REPORTS.

Has Property been inspected in the last twelve (12) months? ..... NO KNOWLEDGE ..... Yes☐ No☐
If "Yes", a copy of inspection report(s) are available upon request.

16. OTHER MATTERS. ARE YOU AWARE OF:

a. Any of the following?
☐Party walls ☐Common areas ☐ Easement Driveways ..... NO KNOWLEDGE ..... Yes☐ No☐

b. Any fire damage to the Property? ..... NO KNOWLEDGE ..... Yes☐ No☐

c. Any liens, other than mortgage(s)/deeds of trust currently on the Property? NO KNOWLEDGE ..... Yes☐ No☐

d. Any violations of laws or regulations affecting the Property? ..... NO KNOWLEDGE ..... Yes☐ No☐

e. Any other conditions that may materially affect the value or desirability of the Property? ..... NO KNOWLEDGE ..... Yes☐ No☐

f. Any other condition, including but not limited to financial, that may prevent you from completing the sale of the Property? ..... NO KNOWLEDGE ..... Yes☐ No☐

g. Any animals or pets residing in the Property during your ownership? ..... NO KNOWLEDGE ..... Yes☐ No☐

h. Any general stains or pet stains to the carpet, the flooring or sub-flooring? NO KNOWLEDGE ..... Yes☐ No☐

i. Missing keys for any exterior doors, including garage doors to the Property? ..... Yes☐ No☒
List locks without keys _____

j. Any violations of zoning, setbacks or restrictions, or non-conforming uses? NO KNOWLEDGE ..... Yes☐ No☐

k. Any unrecorded interests affecting the Property? ..... NO KNOWLEDGE ..... Yes☐ No☐

M.A. EA. Initials _____ Initials
SELLER SELLER BUYER BUYER

l. Anything that would interfere with giving clear title to the BUYER? ..... No knowledge ..... Yes☐ No☐
m. Any existing or threatened legal action pertaining to the Property? ..... No knowledge ..... Yes☐ No☐
n. Any litigation or settlement pertaining to the Property? ..... No knowledge ..... Yes☐ No☐
o. Any added insulation since you have owned the Property? No knowledge Yes☐ No☐
p. Having replaced any appliances that remain with the Property in the past five (5) years? ..... No knowledge ..... Yes☐ No☐
q. Any transferable warranties on the Property or any of its components? ..... No knowledge ..... Yes☐ No☐
r. Having made any insurance or other claims pertaining to the Property in the past five (5) years? ..... No knowledge ..... Yes☐ No☐
If "Yes", were repairs from claim(s) completed? ..... N/A☐ Yes☐ No☐
s. Any use of synthetic stucco on the Property? ..... No knowledge ..... Yes☐ No☐

If any of the answers in this section are "Yes", explain in detail: _____

17. UTILITIES. Identify the name and phone number for utilities listed below.

Electric Company Name: _____ Phone # _____
Gas Company Name: _____ Phone # _____
Water Company Name: _____ Phone # _____
Trash Company Name: _____ Phone # _____
Other: _____ Phone # _____
Other: _____ Phone # _____

18. ELECTRONIC SYSTEMS AND COMPONENTS.

Any technology or systems staying with the Property? House will sell as it is with all contents. N/A☐ Yes☐ No☐
If "Yes" list: _____

Upon Closing SELLER will provide BUYER with codes and passwords, or items will be reset to factory settings.

19. FIXTURES, EQUIPMENT AND APPLIANCES (FILL IN ALL BLANKS).

The Residential Real Estate Sale Contract, including this paragraph of the residential Seller's Disclosure and Condition of Property Addendum ("Seller's Disclosure"), not the MLS, or other promotional material, provides for what is included in the sale of the Property. Items listed in the "Additional Inclusions" or "Exclusions" in Subparagraphs 1b and 1c of the Contract supersede the Seller's Disclosure and the pre-printed list in Paragraph 1 of the Contract. If there are no "Additional Inclusions" or "Exclusions" listed, the Seller's Disclosure and the pre-printed list govern what is or is not included in this sale. If there are differences between the Seller's Disclosure and the Paragraph 1 list, the Seller's Disclosure governs. Unless modified by the Seller's Disclosure and/or the "Additional Inclusions" and/or the "Exclusions" in Paragraph 1b and/or 1c, all existing improvements on the Property (if any) and appurtenances, fixtures and equipment (which seller agrees to own free and clear), whether buried, nailed, bolted, screwed, glued or otherwise permanently attached to Property are expected to remain with Property, including, but not limited to:

Attached shelves, racks, towel bars	Fireplace grates, screens, glass doors
Attached lighting	Mounted entertainment brackets
Attached floor coverings	Plumbing equipment and fixtures
Bathroom vanity mirrors, attached or hung	Storm windows, doors, screens
Fences (including pet systems)	Window blinds, curtains, coverings and window mounting components

M.A. E.A. Initials _____ Initials
SELLER SELLER BUYER BUYER

Fill in all blanks using one of the abbreviations listed below.

"OS" = Operating and Staying with the Property (any item that is performing its intended function).
"EX" = Staying with the Property but Excluded from Mechanical Repairs; cannot be an Unacceptable Condition.
"NA" = Not applicable (any item not present).
"NS" = Not staying with the Property (item should be identified as "NS" below.)

___Air Conditioning Window Units, #___
___Air Conditioning Central System
___Attic Fan
___Boat Dock, ID#_____
___Ceiling Fan(s), #___
___Central Vac and Attachments
___Closet Systems, Location_____
___Camera-Surveillance Equipment
___Doorbell / ___Video Doorbell
___Electric Air Cleaner or Purifier
___Electric Car Charging Equipment
___Exhaust Fan(s) – Baths
___Fences – Invisible & Controls
Fireplace(s), #_____

Location #1 _____	Location #2_____
___ Chimney	___ Chimney
___ Gas Logs	___ Gas Logs
___ Gas Starter	___ Gas Starter
___ Heat Re-circulator	___ Heat Re-circulator
___ Insert	___ Insert
___ Wood Burning	___ Wood Burning
___ Other_____	___ Other_____

___Fountain(s)
___Furnace/Heat Pump/Other Heating System
___Garage Door Keyless Entry
___Garage Door Opener Unit(s), #___
___Garage Door Remote(s), #___
___Generator
___Humidifier
___Intercom
___Jetted Tub
KITCHEN APPLIANCES
Cooking Unit
___Stove/Range
___Elec. ___Gas ___Convection
___Built-in Oven
___Elec. ___Gas ___Convection
___Cooktop ___Elec. ___Gas
___ Range Exhaust Hood
___ Microwave Oven
___Dishwasher
___Disposal
___Freezer
Location _____
___Refrigerator (#1)
Location_____
___Refrigerator (#2)
Location _____
___Trash Compactor
___Laundry - Washer
___Laundry - Dryer
___Elec. ___Gas

MOUNTED Entertainment Equipment
___ TV, Location_____
___ TV, Location_____
___ TV, Location _____
___ TV, Location_____
___ Speakers, Location_____
___ Speakers, Location _____
___ Other/Location_____
___ Other/Location _____
___ Other/Location _____
___ Other/Location_____
___Outside Cooking Unit
___Propane Tank
___Owned __Leased
___Security System
___Owned __Leased
___Smoke/Fire Detector(s), #____
___Shed(s), #____
___Spa/Hot Tub (SPA Rider Attached)
___Spa/Sauna
___Spa Equipment
___Sprinkler System (Lawn) Auto Timer
___Sprinkler System (Lawn) Back Flow Valve
___Sprinkler System (Lawn) Components & Controls
___Statuary/Yard Art
___Swing set/Playset
___Sump Pump(s), #_____
___Swimming Pool (Swimming Pool Rider Attached)
___Swimming Pool Heater
___Swimming Pool Equipment
___TV Antenna/Receiver/Satellite Dish
___Owned ___Leased
___Water Heater(s)
___Water Softener
___Water Purification System
___Owned ___Leased
___Wood Burning Stove
___Yard Light
___Elec. ___Gas
___Other _____
___Other _____
___Other _____
___Other _____
___Other _____
___Other _____

M.A. EA. Initials	Initials
SELLER SELLER	BUYER BUYER

Disclose any material information and describe any significant repairs, improvements or alterations to the Property not fully revealed above. If applicable, state who did the work. Attach to this disclosure any repair estimates, reports, invoices, notices or other documents describing or referring to the matters revealed herein:

_____

_____

_____

The undersigned SELLER represents, to the best of their knowledge, the information set forth in the foregoing Disclosure Statement is accurate and complete. SELLER does not intend this Disclosure Statement to be a warranty or guarantee of any kind. SELLER hereby authorizes the Licensee assisting SELLER to provide this information to prospective BUYER of the Property and to real estate brokers and licensees. **SELLER will promptly notify Licensee assisting the SELLER, in writing, if any information in this disclosure changes prior to Closing, and Licensee assisting the SELLER will promptly notify Licensee assisting the BUYER, in writing, of such changes. (SELLER and BUYER initial and date any changes and/or attach a list of additional changes. If attached, # of pages).**

CAREFULLY READ THE TERMS HEREOF BEFORE SIGNING. WHEN SIGNED BY ALL PARTIES, THIS DOCUMENT BECOMES PART OF A LEGALLY BINDING CONTRACT. IF NOT UNDERSTOOD, CONSULT AN ATTORNEY BEFORE SIGNING.

SELLER	Majid Amirahmadi	9/30/2024 **DATE**	**SELLER**	Elizabeth Amirahmadi	9/30/2024 **DATE**

BUYER ACKNOWLEDGEMENT AND AGREEMENT

1. I understand and agree the information in this form is limited to information of which SELLER has actual knowledge and SELLER need only make an honest effort at fully revealing the information requested.
2. This Property is being sold to me without warranties or guaranties of any kind by SELLER, Broker(s) or licensees concerning the condition or value of the Property.
3. I agree to verify any of the above information, and any other important information provided by SELLER or Broker(s) (including any information obtained through the Multiple Listing Service) by an independent investigation of my own. I have been specifically advised to have Property examined by professional inspectors.
4. I acknowledge neither SELLER nor Broker(s) is an expert at detecting or repairing physical defects in Property.
5. I specifically represent there are no important representations concerning the condition or value of Property made by SELLER or Broker(s) on which I am relying except as may be fully set forth in writing and signed by them.

BUYER	**DATE**	**BUYER**	**DATE**

Approved by Legal Counsel of the Kansas City Regional Association of REALTORS® for exclusive use by its REALTOR® members. No warranty is made or implied as to the legal validity or adequacy of the Contract, or that it complies in every respect with the law or that its use is appropriate for all situations. Local law, customs and practices, and differing circumstances in each transaction may dictate that amendments to this Contract be made. Last revised September 2025. All previous versions of this document may no longer be valid. Copyright January 2026.

Parcel ID: 105-063-08-0-40-19-002.00-0 | Quick Ref: R55567 | Tax Year: 2026 | Run Date: 10/23/2026 12:53:38 PM

OWNER NAME AND MAILING ADDRESS

AMIRAHMADI. ELIZABETH K & MAJID

912 BROADWAY
KANSAS CITY. MO 64105

PROPERTY SITUS ADDRESS

2503 GRANDVIEW BLVD
Kansas City, KS 66102



Image Date: 10/02/2024

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
10/02/2024	12:30 PM	HR	17	TB		
06/19/2018	12:00 PM	5	17	RJD		
07/15/2013	8:00 AM	7	IOR	RS		

LAND BASED CLASSIFICATION SYSTEM

Function:	1101	Single family re: Sfx:
Activity:	1100	Household activities
Ownership:	1100	Private-fee simple
Site:	6000	Developed site - with building

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
Office	999	Cosmetic Repair	01/02/2022	C	100

GENERAL PROPERTY INFORMATION

Prop Class:	R	Residential - R
Living Units:	1	
Zoning:	R-1(B)	
Neighborhood:	180	180
Economic Adj. Factor:		
Map / Routing:	058917	/ 09307
Tax Unit Group:	010-Kansas City - 010	

PROPERTY FACTORS

Topography:	Above Street - 2, Rolling - 4
Utilities:	All Public - 1
Access:	Paved Road - 1
Fronting:	Residential Street - 4
Location:	Neighborhood or Spot - 6
Parking Type:	On and Off Street - 3
Parking Quantity:	Adequate - 2
Parking Proximity:	On Site - 3
Parking Covered:	
Parking Uncovered:	

RECENT APPEAL HISTORY

Tax Year	Hearing Date	Appeal Level	Case Number	Status	Final Action	Results Code	Hearing Value

2026 APPRAISED VALUE

Cls	Land	Building	Total
R	20.050	99.750	119.800
Total	20.050	99.750	119.800

2025 APPRAISED VALUE

Cls	Land	Building	Total
R	16.520	94.620	111.140
Total	16.520	94.620	111.140

TRACT DESCRIPTION

CLIFTON HILLS & 0590 & 0591, S8, T11, R25, ACRES 0.110000, B2 W 1/2 L52, W 1/2 L53, W 1/2 OF S 20FT L54

PARCEL COMMENTS

GenFlag: East of I-635, KENSINGTON REGION, COMMISSION DISTRICT 4

MISCELLANEOUS IMPROVEMENT VALUES

Class	Value	Reason Code

NEW CONSTRUCTION

Class	Value	Reason Code

MARKET LAND INFORMATION

Method	Type	Link	AC/SF	Eff FF	Depth	D-Fact	Inf1	Fact1	Inf2	Fact2	OVRD	Rsn	Cls	Model	Base Size	Base Val	Inc Val	Dec Val	Value Est
Sqft	1-Primary Site - 1		4.870											LDC6	6.900.00	3.20	0.45	1.00	20.050

Total Market Land Value 20,050

Parcel ID: 105-063-08-0-40-19-002.00-0 Quick Ref: R55567 Tax Year: 2026 Run Date: 10/23/2026 12:53:38 PM

DWELLING INFORMATION

Res Type:	1-Single-Family Residence
Quality:	2.67-AV-
Year Blt:	1932 Est:
Eff Year:	Link:
MS Style:	1-One Story
LBCSStruct:	1110-Detached SFR unit
No. of Units:	
Total Living Area:	936
Calculated Area:	936
Main Floor Living Area:	936
Upper Floor Living Area Pct:	
CDU:	PR
CDU Reason:	
Phys/Func/Econ:	AV / /
Ovr Pct Gd/Rsn:	
Remodel:	2022 / Cosmetic Repair (Paint & Car
Percent Complete:	
Assessment Class:	
MU Cls/Pct:	

COMP SALES INFORMATION

Arch Style:	08-Bungalow
Bsmt Type:	4-Full - 4
Total Rooms:	5 Bedrooms: 2
Family Rooms:	0
Full Baths:	1 Half Baths: 0
Garage Cap:	1
Foundation:	Stone - 4

IMPROVEMENT COST SUMMARY

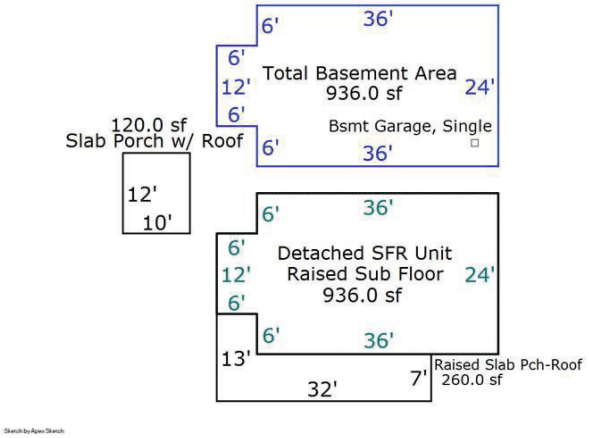
Dwelling RCN:	182,479
Percent Good:	43
Mkt Adj: 100 Eco Adj:	100
Building Value:	78,470
Other Improvement RCN:	0
Other Improvement Value:	0

CALCULATED VALUES

Cost Land:	20,050
Cost Building:	78,470
Cost Total:	98,520
Income Value:	0
Market Value:	119,800
MRA Value:	120,000
Weighted Estimate:	121,450

FINAL VALUES

Value Method:	MKT
Land Value:	20,050
Building Value:	99,750
Final Value:	119,800
Prior Value:	111,140



BUILDING COMMENTS

RemDesc: 2022 - EXTERIOR PAINT

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
108-Frame, Siding, Wood		100		
208-Composition Shingle		100		
351-Warmed & Cooled Air		100		
402-Automatic Floor Cover Allowance				
601-Plumbing Fixtures	5			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	936			
801-Total Basement Area	936			
805-Basement Garage, Single	1			
904-Slab Porch with Roof	120			1932
905-Raised Slab Porch with Roof	260			1932

CLOSING OFFICE

Coffelt Land Title, Inc
1524 NE 96th St., Ste C, Liberty, MO 64068
816-581-2208
Closer: Kara Vergouven
Office email: northclosings@coffeltlandtitle.com

October 14, 2026

COMMITMENT NO.: 26089901

LEGAL DESCRIPTION: Lot 52, Lot 53, Lot 54, Block 2 of CLIFTON HILLS

SELLER:	Elizabeth K. Amirahmadi and Majid Amirahmadi
BUYER:	TBD
PROPERTY ADDRESS:	2503 Grandview Blvd, Kansas City, KS 66102

Enclosed is your Commitment for Title Insurance and applicable privacy policies, along with a preliminary estimate of charges.

The Homeowner's Policy will be provided on all transactions that apply and rates are reflected below.

Upon request from the above escrow office, the closing protection letter, wire instructions and estimated statement will be sent.

Standard Residential Schedule of Fees

Seller/Cash Buyer Closing Fee	$280.00
Standard Buyer Loan Closing Fee/Refinance	$370.00
Loan Funding Fee	$
Closing Protection Letter	$25.00 each buyer/seller (Missouri only)
Technology Fees	$150.00 split 50/50 buyer/seller
E-file Fee (Estimated)	$10.50
Title Policy Costs	See Schedule A of Title Commitment
All other services	Please contact your closer

CLOSING INFORMATION NOTE: If the closing for the subject property is to be conducted by Coffelt Land Title, Inc we require all monies due from the purchaser to be in the form of a Cashier's Check, Certified Check or Wire Transfer. If the sale proceeds or any "payoffs" pursuant to the closing require "Good Funds," then monies received by us for such must be by bank or wire transfer. The above applies to all closings unless other specific arrangements are made. Due to wide variances in banking practices and lack of control over the funds "on the wire," we cannot accept financial responsibility for delays in the clearing of funds. All parties understand and agree that any escrow funds being held by Escrow Agent will be retained in an interest-bearing account with any interest earned being retained by the Escrow Agent.

FOR INFORMATIONAL PURPOSES ONLY: Please read the exceptions and the terms shown or referred to herein carefully. The exceptions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

If you have any questions regarding the commitment, the closing of your transaction or the related fees, please contact the closing office listed above. We appreciate the opportunity to do business with you and look forward to servicing your closing and title insurance needs.

ALTA COMMITMENT FOR TITLE INSURANCE
Issued by
WESTCOR LAND TITLE INSURANCE COMPANY
(ALTA Adopted 07-01-2021)

NOTICE

IMPORTANT - READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I - Requirements; Schedule B, Part II - Exceptions; and the Commitment Conditions, WestCor Land Title Insurance Company, a Kansas Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within (6) months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Coffelt Land Title Inc.

John J. Bastion

_____

John J. Bastion, Title Manager

WESTCOR LAND TITLE INSURANCE COMPANY

WESTCOR LAND TITLE INSURANCE COMPANY CORPORATE SEAL 1993 SOUTH CAROLINA

By: Steven D. Black - President

Attest: Donald A. Berube - Secretary

This page is only a part of a 2021 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a signature by the Company or its issuing agent that may be in electronic form.

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AMERICAN LAND TITLE ASSOCIATION

COMMITMENT CONDITIONS

1. DEFINITIONS

a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I-Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without
a. the Notice;
b. the Commitment to Issue Policy;
c. the Commitment Conditions;
d. Schedule A;
e. Schedule B, Part I-Requirements; and
f. Schedule B, Part II-Exceptions; and
g. a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

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AMERICAN LAND TITLE ASSOCIATION

5. LIMITATIONS OF LIABILITY

a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
   i. comply with the Schedule B, Part I-Requirements;
   ii. eliminate, with the Company's written consent, any Schedule B, Part II-Exceptions; or
   iii. acquire the Title or create the Mortgage covered by this Commitment.

b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.

c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.

d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.

e. The Company is not liable for the content of the Transaction Identification Data, if any.

f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I-Requirements have been met to the satisfaction of the Company.

g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.

b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.

c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.

d. The deletion or modification of any Schedule B, Part II-Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.

e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.

f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

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9. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

11. INTENTIONALLY OMITTED

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WESTCOR
LAND TITLE INSURANCE COMPANY

ALTA COMMITMENT FOR TITLE INSURANCE
(ALTA Adopted 07-01-2021)

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent: Coffelt Land Title, Inc
Issuing Office: 1524 NE 96th St., Ste C, Liberty, MO 64068
Issuing Office's ALTA® Registry ID:
Loan ID No.:
Commitment No.: 26089901
Issuing Office File No.: 26089901
Property Address: 2503 Grandview Blvd, Kansas City, KS 66102

SCHEDULE A

1. Commitment Date: October 7, 2026 at 08:00 AM
2. Policy to be issued:

   (a) 2021 ALTA Owners Policy (07/01/21)
   Proposed Insured: TBD
   Proposed Policy Amount: TBD
   Premium: $0.00

3. The estate or interest in the Land at the Commitment Date is: Fee Simple.
4. The Title is, at the Commitment Date, vested in Elizabeth K. Amirahmadi and Majid Amirahmadi.
5. The Land is described as follows:

   The West 67 1/2 feet of Lots 52 and 53 and the West 67 1/2 feet of the South 20 feet of Lot 54, Block 2, CLIFTON HILLS, a subdivision in Kansas City, Wyandotte County, Kansas, according to the recorded plat thereof.

Coffelt Land Title Inc.



_____
John J. Bastion, Title Manager

This page is only a part of a 2021 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a signature by the Company or its issuing agent that may be in electronic form.

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WESTCOR
LAND TITLE INSURANCE COMPANY

ALTA COMMITMENT FOR TITLE INSURANCE
(ALTA Adopted 07-01-2021)

SCHEDULE B PART I - Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

2. Pay the agreed amount for the estate or interest to be insured.

3. Pay the premiums, fees, and charges for the Policy to the Company.

4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

5. Settlement agents, settlement statement preparers, and persons recording transfer documents are required by Federal law to collect additional information about certain transactions in accordance with the Financial Crimes Enforcement Network's Residential Real Estate Rule. If this transaction is required to be reported to FinCEN, the Company must be supplied with complete required information prior to closing the transaction completed herein.
NOTE: As of March 20, 2026, due to a federal court decision, reporting persons are not currently required to file real estate reports with FinCEN and are not subject to liability if they fail to do so while the order remains in force. In the event that the rule is reinstated, we will require additional information in order to complete the transaction and comply with said rule.

6. The recording of a properly executed warranty deed from Elizabeth K. Amirahmadi and Majid Amirahmadi, wife and husband to TBD.

7. This company finds no open Mortgages of record executed by the current owner of the Land. If you are aware of any existing loans executed by the current owner encumbering the Land, please notify this company immediately.

8. Payment of special assessments, if any, to the City of Kansas City and/or Wyandotte County.

For Informational Purposes Only Regarding Taxes

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AMERICAN LAND TITLE ASSOCIATION

Property Address: 2503 Grandview Blvd
Tax I.D. No.: 058917
2025 St./Co./Ci. Real Estate Tax: $1,877.34 (Delinquent)
2025 Assessed Value: $12,781.00
2025 Mill Levy: .160381000
2024 and prior are paid

For Informational Purposes Only Regarding 24 Month Chain of Title

Kansas Warranty Deed executed by Marilyn Lee Mahale, a single person to Elizabeth K. Amirahmadi and Majid Amirahmadi, her husband, as joint tenants filed 12/19/2001 as Document No. 2001R-28245 in Book 4366 at Page 746.

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(ALTA Adopted 07-01-2021)

SCHEDULE B PART II - Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met

2. Rights or Claims of parties in possession not shown by the public records.

3. Easements or claims of easements not shown by the public records.

4. Discrepancies, conflicts in boundary lines, encroachments, overlaps, variations or shortage in area or content, party walls and any other matters that would be disclosed by a correct survey and/or physical inspection of the land.

5. Any lien, or right to lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public record.

6. Any water or well rights, or rights or title to water or claims thereof, in, on or under the land.

7. Unpatented mining claims; reservations or exceptions in patents or in the Acts authorizing the issuance of said patents.

8. All taxes, assessments, levies and charges which constitute liens or are due or payable including unredeemed tax sales.

9. Taxes for 2026 and subsequent years.

10. Special Assessments, if any, due or pending to the City of Kansas City and/or Wyandotte County.

11. Tenancy rights, if any, either month to month or by virtue of written leases, of parties now in possession of any part of the premises described herein.

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AMERICAN LAND TITLE ASSOCIATION

WESTCOR
LAND TITLE INSURANCE COMPANY

NOTICE OF PRIVACY POLICY

OF

WESTCOR LAND TITLE INSURANCE COMPANY

WestCor Land Title Insurance Company ("WLTIC") values its customers and is committed to protecting the privacy of personal information. In keeping with that philosophy, we have developed a Privacy Policy, set out below, that will ensure the continued protection of your nonpublic personal information and inform you about the measures WLTIC takes to safeguard that information.

Who is Covered

We provide our Privacy Policy to each customer when they purchase a WLTIC title insurance policy. Generally, this means that the Privacy Policy is provided to the customer at the closing of the real estate transaction.

Information Collected

In the normal course of business and to provide the necessary services to our customers, we may obtain nonpublic personal information directly from the customer, from customer-related transactions, or from third parties such as our title insurance agents, lenders, appraisers, surveyors or other similar entities.

Access to Information

Access to all nonpublic personal information is limited to those employees who have a need to know in order to perform their jobs. These employees include, but are not limited to, those in departments such as legal, underwriting, claims administration and accounting.

Information Sharing

Generally, WLTIC does not share nonpublic personal information that it collects with anyone other than its policy issuing agents as needed to complete the real estate settlement services and issue its title insurance policy as requested by the consumer. WLTIC may share nonpublic personal information as permitted by law with entities with whom WLTIC has a joint marketing agreement. Entities with whom WLTIC has a joint marketing agreement have agreed to protect the privacy of our customer's nonpublic personal information by utilizing similar precautions and security measures as WLTIC uses to protect this information and to use the information for lawful purposes. WLTIC, however, may share information as required by law in response to a subpoena, to a government regulatory agency or to prevent fraud.

Information Security

WLTIC, at all times, strives to maintain the confidentiality and integrity of the personal information in its possession and has instituted measures to guard against its unauthorized access. We maintain physical, electronic and procedural safeguards in compliance with federal standards to protect that information.

The WLTIC Privacy Policy can also be found on WLTIC's website at www.wltic.com.

COFFELT LAND TITLE, INC

PRIVACY POLICY NOTICE

PURPOSE OF THIS NOTICE

Title V of the Gramm-Leach-Bliley Act (GLBA) generally prohibits any financial institution, directly or through its affiliates, from sharing nonpublic personal information about you with a nonaffiliated third party unless the institution provides you with a notice of its privacy policies and practices, such as the type of information that it collects about you and the categories of persons or entities to whom it may be disclosed. In compliance with the GLBA, we are providing you with this document, which notifies you of the privacy policies and practices of Coffelt Land Title, Inc.

We may collect nonpublic personal information about you from the following sources:

- Information we receive from you, such as on applications or other forms.
- Information about your transactions we secure from our files, or from our affiliates or others.
- Information we receive from a consumer reporting agency.
- Information that we receive from others involved in your transaction, such as the real estate agent or lender.

Unless it is specifically stated otherwise in an amended Privacy Policy Notice, no additional nonpublic personal information will be collected about you.

We may disclose any of the above information that we collect about our customers or former customers to our affiliates or to nonaffiliated third parties as permitted by law.

We also may disclose this information about our customers or former customers to the following types of nonaffiliated companies that perform marketing services on our behalf or with whom we have joint marketing agreements:

- Financial service providers such as companies engaged in banking, consumer finance, securities and insurance.
- Non-financial companies such as envelope stuffers and other fulfillment service providers.

WE DO NOT DISCLOSE ANY NONPUBLIC PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT SPECIFICALLY PERMITTED BY LAW.

We restrict access to nonpublic personal information about you to those employees who need to know that information in order to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

ATTENTION!!!!!!!

DON'T BECOME A VICTIM OF WIRE FRAUD.

Call Your Closer!

DO NOT WIRE FUNDS WITHOUT VOICE VERIFYING WIRING INSTRUCTIONS WITH YOUR CLOSER

Wire Fraud, Email Spoofing and Phishing Schemes are at an all-time high. To protect yourself and/or your clients, please make sure that any wiring instructions you receive are authentic, regardless how legitimate they look. These fraudsters are very talented in generating emails which look very similar to or identical to those you might receive from your closer.

Thank you for choosing Coffelt Land Title, Inc and for helping us to protect your funds.

COFFELT
Land Title Inc
"The Home of Good Deeds"

STATE OF KANSAS
COUNTY OF WYANDOTTE

BIDDER# _____

AUCTION REAL ESTATE SALES CONTRACT

THIS CONTRACT, made this the 13th day of November 2026, by and between Elizabeth K Amirahmadi & Majid Amirahmadi (AMC), whose address is 912 Broadway Blvd., Ste 400, Kansas City, MO 64105 (collectively hereinafter as "Seller") and _____ ("Buyer") whose address is _____.

1. AGREEMENT TO PURCHASE. In consideration of the sum as identified in Paragraph 2 below, the mutual covenants herein set forth, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Seller agrees to sell to Buyer, by **(Warranty Deed)**, and Buyer agrees to purchase from Seller, pursuant to the terms and conditions hereinafter set forth, the real property identified as: **2503 Grandview Blvd., Kansas City, KS 66102** and described as follows:

Legal Description: The West 67 1/2 feet of Lots 52 and 53 and the West 67 1/2 feet of the South 20 feet of Lot 54, Block 2, CLIFTON HILLS, a subdivision in Kansas City, Wyandotte County, Kansas, according to the recorded plat thereof. (Full Legal Description to be provided by Title Company)

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2. **High Bid** ..... $ _____

Buyer's Premium (10%) ..... $ _____

Total Purchase Price ..... $ _____

Non-Refundable Down Payment/Deposit ..... $ _____
In U.S. Funds, based on (10%) of the Total Purchase Price, to be held in an non-interest bearing escrow account by Closing Agent.

Balance of Purchase Price ..... $ _____
In U.S. Funds, due at Closing, not including Buyer's Closing Costs or financing costs, prepaids or prorations, in immediately available cash or by confirmed wire transfer.

3. **CLOSING**. Closing shall be on or by **Monday, December 14th, 2026**. Closing shall take place at **Coffelt Land Title - State Line Office 8301 State Line Rd Suite 104 Kansas City MO 64114**. The closing agent is Kara Vergouven, email is **KaraV@coffeltlandtitle.com**, and phone number is **816-581-2233**. At Closing, Seller shall deliver to Buyer a Deed (the "Deed"), which shall convey fee simple title to the Property to Buyer without any warranties, including, without limitation, habitability or fitness for a particular purpose, and an Assignment and Assumption of Leases which shall assign any leases of the Property to Buyer; and Buyer shall pay, or cause to be paid, Seller the Total Purchase Price and shall execute and deliver to any tenant of the Property an acknowledgement of receipt of its security deposit in form required by applicable law. Seller and Buyer shall also execute and deliver any notices, statements, certificates, affidavits, releases or other documents required by this Contract, the Title Commitment (as hereinafter defined) or applicable law. Possession of the Property shall be delivered at Closing, subject to those matters contained in the Deed, Title Commitment and this Contract. Time is of the essence in this Contract. In the event a survey is required to transfer title, Seller and Buyer hereby agree to an extension of the closing date, limited solely to the amount of time required for the Surveyor to complete and record said survey.

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4. **TAXES AND OTHER PRORATIONS**. The current year's Property Taxes shall be prorated between Seller and Buyer at Closing based upon the amount of taxes for the prior year. All unpaid taxes for prior years, if any, shall be the responsibility of Seller. Buyer shall assume the payment of taxes for the year of Closing and all subsequent years. Buyer shall pay all taxes for the year of Closing on or before December 31, 2026 and shall deliver Seller a copy of the tax receipts evidencing payment thereof within ten (10) days after payment. In the event that the taxes for the year of Closing are more or less than the taxes for the prior year, Seller and Buyer shall adjust the amount of the proration and Seller shall pay to Buyer the amount of any underpayment or Buyer shall pay to Seller the amount of any overpayment, as may be the case. In addition, all rents, operating expenses and utilities shall be prorated between Seller and Buyer as of the Closing Date and Seller shall pay to Buyer any tenant security deposits and Buyer shall pay to Seller any prepaid security deposits paid by Seller for utilities or other items. This Paragraph 4 shall expressly survive the Closing.

5. **CLOSING COSTS.**
   (a) **Seller's Costs**. At Closing, Seller shall pay the fees for preparation of the Deed and the Owner's Title Policy and Title Commitment, (50%) of the closing agents closing fee, and all costs relating to tax certificates and overnight courier fees and messenger charges on behalf of the Seller.

   (b) **Buyer's Costs**. At Closing, Buyer shall pay for any Lender's Title Policy, the recording costs of the Deed, overnight courier fees and messenger charges on behalf of the Buyer, escrow fees (if any), (50%) of the closing agent's closing fees, and all additional sale or closing fees required by the Buyer.

6. **TERMS**. This is a cash sale with a Ten Percent (10%) non-refundable down payment, and the balance due at Closing on or before **Monday December 14th, 2026**. This sale is not contingent upon financing or due diligence. BUYER ACKNOWLEDGES AND AGREES THAT BUYER'S OBLIGATIONS UNDER THIS CONTRACT ARE NOT CONTINGENT UPON BUYER OBTAINING A LOAN FROM ANY LENDER. ACCORDINGLY, BUYER SHALL BE OBLIGATED TO PERFORM ITS OBLIGATIONS UNDER THIS CONTRACT WHETHER OR NOT BUYER CAN OBTAIN A LOAN TO FINANCE THE PURCHASE OF THE PROPERTY.

7. **DOWN PAYMENT/ DEPOSIT AND CLOSING AGENT**. Buyer and Seller hereby acknowledge and agree that Closing Agent shall hold and deliver the Down Payment/Deposit, in accordance with the terms and conditions of this Contract, and that Closing Agent shall be relieved of all liability and held harmless by both Seller and Buyer in the event Closing Agent makes a disbursement of the Down Payment/Deposit in accordance with the terms and provisions of this Contract. Closing Agent shall be relieved from any responsibility or liability and held harmless by both Seller and Buyer in connection with the discharge of any Closing Agent's duties hereunder provided that Closing Agent exercises ordinary and reasonable care in the discharge of said duties. Both parties understand that the Buyer's Down Payment/Deposit is non-refundable unless the Seller fails to close this transaction.

8. **DISCLAIMER OF WARRANTIES ("AS-IS" CONVEYANCE)**
   (a) Buyer warrants and acknowledges to and agrees with Seller, and United Country – Heritage Brokers & Auctioneers ("Auctioneer") that Buyer is purchasing the Property in an "As-Is, Where Is" condition "WITH ALL FAULTS" and specifically and expressly without any warranties, representations or guarantees, either expressed or implied, of any kind, nature, or type whatsoever, from or on behalf of the Seller and the Deed will contain appropriate disclaimers to this effect.
   (b) Buyer acknowledges to and agrees with Seller and Auctioneer that with respect to the Property, Seller and Auctioneer have not, do not, and will not make any warranties or representations, expressed or implied, or arising by operation of law, including, but in no way limited to, any warranty as to the value, physical condition, square footage, environmental condition, zoning, good repair, operability, habitability, tenantability, suitability, merchantability, profitability, marketability,

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past or present compliance with any rules, regulations, covenants or restrictions, development potential or fitness for a particular use or purpose of the property.

(c) Buyer acknowledges that it is Buyer's responsibility to make such legal, factual and other inquiries and investigations, as Buyer deems necessary with respect to the Property. Buyer acknowledges that Buyer has executed this Contract based solely on its own independent due diligence investigations and findings, and not in reliance on any information provided by SELLER OR AUCTIONEER or their affiliates, agents, officers, employees or representative. Buyer acknowledges that Buyer has not relied, and is not relying upon information, document, sales brochures or other literature, maps or sketches, projection, pro forma, statement, representation, guarantee or warranty (whether expressed or implied, oral or written, material or immaterial) that may have been given or made by or on behalf of the Seller or Auctioneer.

(d) Buyer shall look only to Seller, and not to Auctioneer, as to all matters regarding this Contract and the Property. The Auctioneer shall not be responsible or liable in any way if the Seller fails or refuses to or cannot close this transaction.

(e) Without in any way limiting the generality of the preceding subparagraphs (a) through (d), Buyer specifically acknowledges and agrees that Buyer hereby waives, releases and discharges any claim it has, might have had, or may have against Seller and Auctioneer with respect to the condition of the Property, either patent or latent.

9. **PROPERTY INSPECTION**. It is the Buyer's sole responsibility to perform all inspections (physical, legal, economic, environmental, archeological or otherwise) on the Property and to be satisfied as to its condition prior to making an offer on the Property; review all property information and due diligence materials; independently verify any information Buyer deems important including information available in public records; and inquire of public officials as to the applicability of and compliance with land use and environmental laws building ordinances, zoning, health & safety codes, and any other local, state or federal laws and regulations.

Buyer is responsible for the costs of all inspections, surveys, engineering reports,-environmental studies, including, but not limited to, lead-based paint tests, or for any other work performed at Buyer's request and Buyer shall pay for any damage which occurs to the Property or to any person as a result of such activities. Buyer shall not permit any claims or liens of any kind against the Property for inspections, surveys, engineering reports, or for any other work performed on the Property at Buyer's request. Buyer agrees to indemnify, protect and hold Seller and Auctioneer harmless against any liability, damage, cost or expense incurred, directly or indirectly, by Seller, as result of Buyer's inspection, examination, or survey of the Property, either prior to, on or after the date hereof. This indemnity includes Seller's right to recover all costs and expenses incurred by Seller to enforce this section, including Seller's reasonable attorney's fees. Buyer agrees to repair any damage caused by such inspections and to restore the Property to its condition prior to the inspection. This Paragraph 9 shall expressly survive the Closing and any termination of this Contract.

Potential Proximity of Registered Offenders to Property: Kansas Law requires persons who are convicted of certain crimes, including certain sexually violent crimes, to register with the sheriff of the county in which they reside. If you, as the buyer, desire information regarding those registrants, you may find information on the homepage of the Kansas Bureau of Investigation (KBI) at http://Kansas.gov/kbi or by contacting the local sheriff's office.

Radon Notice: Every buyer of residential real property is notified that the property may present exposure to dangerous concentrations of indoor radon gas that may place occupants at risk of developing radon-induced lung cancer. Radon, a class-A human carcinogen, is the leading cause of lung cancer in non-smokers and the second leading cause overall. Kansas law requires sellers to disclose any information known to the seller that shows elevated concentrations of radon gas in residential real property. The Kansas department of health and environment recommends all home-buyers have an indoor radon gas test performed prior to

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purchasing or taking occupancy of residential real property. All testing for radon should be conducted by a radon measurement technician. Elevated radon concentrations can be easily reduced by a radon mitigation technician. For additional information, go to www.kansasradonprogram.org.

10. **TITLE**. Buyer hereby acknowledges receipt of a title commitment (the "Title Commitment") issued by the Closing Agent as agent for the "Title Insurer". Buyer hereby agrees to accept title to the Property subject to (i) all standard exclusions and printed exceptions set forth in the Title Commitment,, including all matters that would be disclosed by a current and accurate survey of the Property; (ii) liens for taxes not yet due and payable; (iii) easements for public utilities affecting the Property: (iv) all other easements or claims to easements, covenants, restrictions and rights-of-way affecting the Property; (v) rights and claims of parties in possession; and (vi) all title exceptions referenced in Schedule B of the Title Commitment (the foregoing title matters are herein referred to as the "Permitted Title Exceptions"). Any applicable zoning ordinances, other land use laws and regulations, together with taxes for the current year and those matters, if any, which are waived by Buyer pursuant to this Paragraph 10, shall also be deemed Permitted Title Exceptions. At or prior to Closing, Seller shall satisfy all requirements on Schedule C which are the responsibility of Seller and Buyer shall satisfy all requirements on Schedule C which are the responsibility of Buyer. At Closing, Seller, at its cost, shall cause the Title Insurer to issue and deliver to Buyer an owner's policy of title insurance (the "Title Policy"), insuring Buyer's fee simple estate in the Property in the amount of the Total Purchase Price, subject to the Permitted Title Exceptions.

    Buyer also acknowledges and agrees that:
    a. Maps and depictions included in the marketing material for the auction are for illustration purposes only and neither Seller, nor Auctioneer warrants or guarantees any of these materials or other information to be accurate or complete.
    b. Any fencing situated on the Property is not necessarily an indication of the Property boundary.
    c. Buyer shall be responsible for its own due diligence regarding the availability and/or accessibility of any utilities or the suitability for building on the Property. In addition, the Buyer shall be responsible for obtaining any and all permits for installation of utilities, wells, septic systems, and/or any costs related to such installation. Permits, tanks, meters, lines, and any other applicable fees shall be at the Buyer's expense.
    d. The Property is selling subject to any restrictive covenants and easements as shown in the Title Commitment and the Survey.

11. **FIXTURES AND PERSONAL PROPERTY**. All Personal Property currently located on the property is being sold with the real estate and shall become the possession of the Buyer at Closing.

12. **TITLE DEFECTS**. If the Title Commitment reveals a defect in title which is not one of the Permitted Title Exceptions, or if prior to the Closing a new defect in title is disclosed by an updated endorsement to the Title Commitment, which defect is not one of the Permitted Title Exceptions, prior to Closing Date, Buyer may either waive such defect or give written notice to Seller and Closing Agent no later than five (5) days from the date of discovery of such defect in title, whereupon Seller may, at its option, attempt to cure such defect prior to Closing or decline to cure such defect. If Seller is unable or unwilling to cure, on or before the Closing Date, any defect as to which Buyer has notified Seller as herein provided and if Buyer does not waive such defect on or prior to the Closing Date by written notice to Seller, this Contract shall be terminated without liability to either party and the Down Payment/Deposit shall be returned to the Buyer. Seller shall have the right, at its sole election, to extend the Closing Date by not more than Sixty (60) Days to attempt to cure any such defect in title.

13. **AGENCY**. Auctioneer is acting as an agent for the Seller in this transaction and is to be paid a commission by Seller pursuant to a separate written listing agreement between Seller and Auctioneer.
    Franchise Disclosure. Although one or more of the Brokers is a member of a franchise, the franchisor is not responsible for the acts of said Broker(s).

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14. **BREACH OF CONTRACT BY SELLER**. If Seller defaults in the performance of any of its obligations pursuant to this Contract, and Closing fails to occur by reason thereof, Buyer, as its sole remedy, may terminate this Contract and receive the Down Payment/Deposit, or waive the default and proceed to Closing. In no event shall Seller or Auctioneer be liable for any damages including special, incidental or consequential damages, or economic loss and/or attorney fees.

15. **BREACH OF CONTRACT BY BUYER**. In the event the purchase and sale contemplated in this Contract is not consummated as a result of Buyer's default, Buyer's Down Payment/Deposit shall be forfeited to Seller, and Seller shall have all rights as allowed by law to file for damages, specific performance or cancellation of this transaction, with Buyer to be responsible for all costs of suit, including attorney's fees and court costs.

    In addition, in the event that Seller is unable to collect on any check delivered by Buyer to Seller or Closing Agent, then, at Seller's option, without notice, this Contract may be terminated immediately and any Down Payment/ Deposit held by Seller or Closing Agent shall be paid to Seller, and Seller may pursue any rights and remedies available at law or in equity.

16. **CASUALTY**. Except as herein provided, all risk of loss with respect to damage to the Property shall be borne by Seller until the Closing; thereafter all risk of loss shall be borne by Buyer. In the event that the Property is, in the opinion of Seller, significantly damaged or is destroyed by fire or other casualty or hazard prior to Closing, Seller shall have the option to restore the Property to its pre-casualty condition or to cancel this Contract and Buyer's Down Payment/ Deposit shall be returned as a complete and final settlement to Buyer of all Seller's obligations hereunder. Should Seller desire to restore the Property to its pre-casualty condition, Seller shall notify Buyer and thereafter have 120 days to complete such restoration, with the Closing Date to be postponed accordingly.

17. **NOTICES**. All notices under this Contract shall be deemed delivered when personally delivered or mailed postage prepaid, certified or registered mail, return receipt requested, or when delivered by a courier service to the addresses of the parties set forth in the preamble of this Contract. Either party may change its address for notice purposes by giving written notice thereof to the other party in accordance with the terms hereof. A copy of all notices given hereunder shall be delivered to Auctioneer and Closing Agent.

18. **WAIVER.** No failure or delay on the part of Seller in exercising any right of Seller nor any action on the part of Seller or any course of dealing or partial performance shall be deemed a waiver of any right of Seller set forth herein or a modification of any terms set forth herein.

19. **ENTIRE AGREEMENT; AMENDMENT**. This written Contract and any Exhibits, Schedules and Addenda attached hereto and made a part of this Contract signed by Buyer constitute the entire and complete agreement between the parties hereto and supersede any prior oral or written agreements between the parties with respect to the Property. This Contract may not be amended, altered, modified or discharged except by an instrument in writing signed by the Buyer and Seller.

20. **SEVERABILITY**. The invalidity of any provision of this Contract shall not affect the validity or enforceability of any other provision set forth herein.

21. **ASSIGNMENT**. Buyer may not assign this Contract or Buyer's rights hereunder without the prior written consent of Seller, which consent may be given or withheld in Seller's sole discretion.

22. **BINDING EFFECT**. This Contract shall be binding upon and inure to the benefit of the parties hereto, and their respective successors, personal representatives, legal representatives, heirs and permitted assigns.

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23. **COUNTERPARTS**. The Contract may be executed in one or more counterparts, each of which shall have the force and effect of an original, and all of which shall constitute but one document.

24. **ACKNOWLEDGEMENT**. The Buyer certifies that if Buyer is a natural person, he or she is of legal age and has full legal capacity and authority to understand, execute and deliver this Contract on behalf of himself or herself. If Buyer is a domestic or foreign entity (as defined by the Kansas State Statutes), Buyer represents to Seller that the party executing this Contract on behalf of such entity has the authority to execute this Contract on behalf of such entity, and that such entity shall be bound by the terms and conditions contained herein.

25. **ARBITRATION OF DISPUTES.** Any dispute or claim in law or equity between Seller and Buyer directly or indirectly arising out of or relating to this Contract or any resulting transaction (including any dispute regarding whether this arbitration clause is enforceable or applicable) shall be decided by a neutral, binding arbitration and not by court action, except as provided by Kansas law for judicial enforcement or review of arbitration decisions. The arbitration shall be heard by one arbitrator and conducted in Kansas City, Missouri by and in accordance with the Commercial Arbitration Rules of American Arbitration Association or its successor. Arbitration fees, including the fees and expenses of the arbitrator, shall be divided equally among the parties involved, unless awarded to the prevailing party by the arbitrator.

26. **ATTACHMENTS.** The Exhibits, Schedules and Addenda, if any, attached hereto are fully incorporated herein by reference for all purposes.

27. **POSSESSION:** Possession of the property will be given upon payment in full of the purchase price and transfer of title at closing.

IN WITNESS WHEREOF, the parties hereto have duly executed this Contract, as of the day and year first above written.

SIGNATURE PAGE TO FOLLOW

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