

SELLER DISCLOSURE REPORT - COMMERCIAL

THIS DISCLOSURE REPORT CONCERNS THE REAL PROPERTY LOCATED AT 359 W Elm Street IN THE _____

(CITY) (VILLAGE) (TOWN) OF New Auburn, COUNTY OF _____
Chippewa STATE OF WISCONSIN. THIS REPORT IS A DISCLOSURE OF THE CONDITION OF THAT
PROPERTY AS OF May (MONTH) 11th (DAY) 2026 (YEAR).

When listing a property Wis. Admin. Code § REEB 24.07(1)(b) requires licensees to inspect the property and to “make inquiries of the seller on the condition of the structure, mechanical systems and other relevant aspects of the property. The licensee shall request that the seller provide a written response to the licensee’s inquiry.” This Seller Disclosure Report is a tool designed to help the licensee fulfill this license law duty.

This is not a warranty of any kind by the owner or any agents representing any party in this transaction and is not a substitute for any inspections, testing or warranties that the parties may wish to obtain. This is not a disclosure report required by Wis. Stat. Ch. 709 and the owner is voluntarily providing this information.

NOTICE TO PARTIES REGARDING ADVICE OR INSPECTIONS

Real estate licensees may not provide advice or opinions concerning whether or not an item is a defect for the purposes of this report or concerning the legal rights or obligations of parties to a transaction. The parties may wish to obtain professional advice or inspections of the property and to include appropriate provisions in a contract between them with respect to any advice, inspections, defects, or warranties.

A. OWNER’S INFORMATION

- A1. In this form, “aware” means the “owner(s)” have notice or knowledge.
- A2. In this form, “defect” means a condition that would have a significant adverse effect on the value of the property; that would significantly impair the health or safety of future occupants of the property; or that if not repaired, removed, or replaced would significantly shorten or adversely affect the expected normal life of the premises.
- A3. In this form, “owner” means the person or persons, entity, or organization that owns the above-described real property.
- A4. The owner represents that to the best of the owner’s knowledge, the responses to the following questions have been accurately checked as “yes,” “no,” or “not applicable (N/A)” to the property being sold. If the owner responds to any question with “yes,” the owner shall provide an explanation of the reason why the response to the question is “yes” in the area provided following each group of questions.
- A5. The owner discloses the following information with the knowledge that, even though this is not a warranty, prospective buyers may rely on this information in deciding whether and on what terms to purchase the property. The owner hereby authorizes the owner’s agents and the agents of any prospective buyer to provide a copy of this report, and to disclose any information in the report, to any person in connection with any actual or anticipated sale of the property.

B. STRUCTURAL AND MECHANICAL

	YES	NO	N/A
B1. Are you aware of defects in the roof?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B2. Are you aware of defects in the electrical system, including defects in solar panels and systems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B3. Are you aware of defects in part of the plumbing system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B4. Are you aware of defects in the heating and air conditioning system (including the air filters and humidifiers), fire safety, security or lighting?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B5. Are you aware of defects in the basement or foundation (including cracks, seepage, and bulges)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B6. Are you aware of defects in any structure or structural components on the property (including walls)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B7. Are you aware of defects in mechanical equipment included in the sale either as fixtures or personal property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B8. Are you aware of rented items located on the property or items affixed to or closely associated with the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B9. Explanation of “yes” responses _____			

C. ENVIRONMENTAL

	YES	NO	N/A
C1. Are you aware of the presence of unsafe levels of mold?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C2. Are you aware of a defect caused by unsafe concentrations of, or unsafe conditions relating to, radon, radium in water supplies, high voltage electric (100 KV or greater) or steel natural gas transmission lines located on but not directly serving the property, lead in paint, lead in soil, pesticides, or other potentially hazardous or toxic substances on the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C3. Are you aware of the presence of asbestos or asbestos-containing materials on the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C4. Are you aware of the presence of or a defect caused by unsafe concentrations of, unsafe conditions relating to, or the storage of hazardous or toxic substances on neighboring properties?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C5. Are you aware of current or previous termite, powder post beetle, or carpenter ant infestations or defects caused by animal, reptile, or insect infestations, including infestations impacting trees?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C6. Are you aware of water quality issues caused by unsafe concentrations of or unsafe conditions relating to lead?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C7. Are you aware of the manufacture of methamphetamine or other hazardous or toxic substances on the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C8. Are you aware of governmental investigation or private assessment/audit (of environmental matters) ever being conducted?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C9. Explanation of "yes" responses _____			

D. STORAGE TANKS

	YES	NO	N/A
D1. Are you aware of underground or aboveground fuel storage tanks on or previously located on the property for storage of flammable or combustible liquids, including but not limited to gasoline and heating oil?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
D2. Are you aware of defects in the underground or aboveground fuel storage tanks on or previously located on the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
D3. Explanation of "yes" responses _____			

E. TAXES, SPECIAL ASSESSMENTS, PERMITS, ETC.

	YES	NO	N/A
E1. Have you received notice of property tax increases, other than normal annual increases, or are you aware of a pending property reassessment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E2. Are you aware that remodeling was done that may increase the property's assessed value?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E3. Are you aware of pending special assessments?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E4. Are you aware that the property is located within a special purpose district, such as a drainage district, that has the authority to impose assessments against the real property located within the district?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E5. Are you aware of any proposed construction of a public project that may affect the use of the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E6. Are you aware of any remodeling, replacements, or repairs affecting the property's structure or mechanical systems that were done or additions to this property that were made during your period of ownership without the required permits?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E7. Are you aware of any land division involving the property for which a required state or local permit was not obtained?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E8. Explanation of "yes" responses _____			

F. LAND USE

	YES	NO	N/A
F1. Are you aware of any zoning code violations with respect to the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F2. Are you aware of the property or any portion of the property being located in a floodplain, wetland, or shoreland zoning area, or of flooding, drainage problems, standing water or other water problems affecting the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F3. Are you aware of nonconforming uses of the property or nonconforming structures on the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F4. Are you aware of conservation easements on the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F5. Are you aware of restrictive covenants or deed restrictions on the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F6. Are you aware of nonowners having rights to use part of the property, including, but not limited to, rights-of-way and easements other than recorded utility easements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- | | YES | NO | N/A |
|--|--------------------------|-------------------------------------|--------------------------|
| F7. Are you aware of the property being subject to a mitigation plan required under administrative rules of the Wisconsin Department of Natural Resources related to county shoreland zoning ordinances? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| F8. <u>Use Value.</u> | | | |
| a. Are you aware of all or part of the property having been assessed as agricultural land under Wis. Stat. s. 70.32 (2r) (use value assessment)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Are you aware of the property having been assessed a use-value assessment conversion charge relating to this property? (Wis. Stat. s. 74.485 (2)) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. Are you aware of the payment of a use-value assessment conversion charge having been deferred relating to this property? (Wis. Stat. s. 74.485 (4)) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| F9. Is all or part of the property subject to or in violation of a farmland preservation agreement? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| F10. Is all or part of the property subject to, enrolled in, or in violation of the Forest Crop Law, Managed Forest Law, the Conservation Reserve Program, or a comparable program? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| F11. Are you aware of a dam that is totally or partially located on the property or that an ownership in a dam that is not located on the property will be transferred with the property because it is owned collectively by members of a homeowners' association, lake district, or similar group? (If "yes," contact the Wisconsin Department of Natural Resources to find out if dam transfer requirements or agency orders apply.) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| F12. Are you aware of boundary or lot line disputes, encroachments, or encumbrances affecting the property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| F12a. Are you aware of any private road agreements or shared driveway agreements relating to the property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| F13. Are you aware there is not legal access to the property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| F14. Are you aware of federal, state, or local regulations requiring repairs, alterations, or corrections of an existing condition? This may include items such as orders to correct building code violations. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| F15. Are you aware of a pier attached to the property that is not in compliance with state or local pier regulations? See http://dnr.wi.gov/topic/waterways for more information. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| F16. Are you aware of one or more burial sites or archeological artifacts on the property? (For information regarding the presence, preservation, and potential disturbance of burial sites, contact the Wisconsin Historical Society at 800-342-7834 or www.wihist.org/burial-information). | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| F17. Explanation of "yes" responses _____ | | | |

G. ADDITIONAL INFORMATION

- | | YES | NO | N/A |
|---|-------------------------------------|-------------------------------------|--------------------------|
| G1. Are you aware of a structure on the property that is designated as a historic building or that all or any part of the property is in a historic district? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| G2. Are you aware of any agreements that bind subsequent owners of the property, such as a lease agreement or an extension of credit from an electric cooperative? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| G2a. Are you aware of any right of first refusal, recorded or not, on all or any portion of the property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| G3. Are you aware of defects in a well on the property or in a well that serves the property, including unsafe well water? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| G4. Are you aware of a joint well serving the property including any defect related to a joint well serving the property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| G5. Are you aware that a septic system or other private sanitary disposal system serves the property including defects in the septic system or other private sanitary disposal system on the property or any out-of-service septic system that serves the property and that is not closed or abandoned according to applicable regulations? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| G6. Are you aware of an "LP" tank on the property, including defects? (If "yes," specify in the additional information space whether the owner of the property either owns or leases the tank.) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| G7. Are you aware of material damage from fire, wind, floods, earthquake, expansive soils, erosion or landslides? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| G8. Are you aware of nearby airports, freeways, railroads or landfills, or significant odor, noise, water intrusion or other irritants emanating from neighboring property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| G9. Are you aware of any shared usages such as shared fences, walls, driveways, or signage, or any defect relating to the shared use? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| G10. Are you aware of leased parking? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| G10a. Does the property currently have internet service?
If so, who is your provider? <u>citizens connected Fiber</u> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| G10b. Does the property have an electric vehicle charging system and station or installed wiring for a future system or station?
Is the system or station affixed to the property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| G10c. Does the property have accessibility features? See https://www.ada.gov/resources/title-iii-primer/ . | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| G11. Are you aware of other defects affecting the property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| G12. The owner has owned the property for <u>26</u> years. | | | |

G13. Explanation of "yes" responses _____

Note: Any sales contract provision requiring inspection of a residential dumbwaiter or elevator must be performed by a state-licensed elevator inspector.

OWNER'S CERTIFICATION

The owner certifies that the information in this report is true and correct to the best of the owner's knowledge as of the date on which the owner signs this report.

Entity Name (if any): _____

Name & Title of Authorized Representative Signing for Entity: Dwain Trowbridge _____

Authorized Signature for Entity: Dwain Trowbridge Date 5/11/26

Owner _____ Date _____

Owner _____ Date _____

Owner _____ Date _____

Owner _____ Date _____

Owner _____ Date _____

CERTIFICATION BY PERSON SUPPLYING INFORMATION

A person other than the owner certifies that the person supplied information on which the owner relied for this report and that the information is true and correct to the best of the person's knowledge as of the date on which the person signs this report.

Person _____ 05/13/26 _____ Items _____ Date _____

Person _____ Items _____ Date _____

BUYER'S ACKNOWLEDGEMENT

The prospective buyer acknowledges that technical knowledge such as that acquired by professional inspectors may be required to detect certain defects such as the presence of asbestos, building code violations, and floodplain status.

I acknowledge receipt of a copy of this statement.

Entity Name (if any): _____

Name & Title of Authorized Representative Signing for Entity: _____

Authorized Signature for Entity: _____ Date _____

Prospective buyer _____ Date _____

Prospective buyer _____ Date _____

Prospective buyer _____ Date _____

Prospective buyer _____ Date _____

Prospective buyer _____ Date _____

DocId:8588578
Tx:4438000

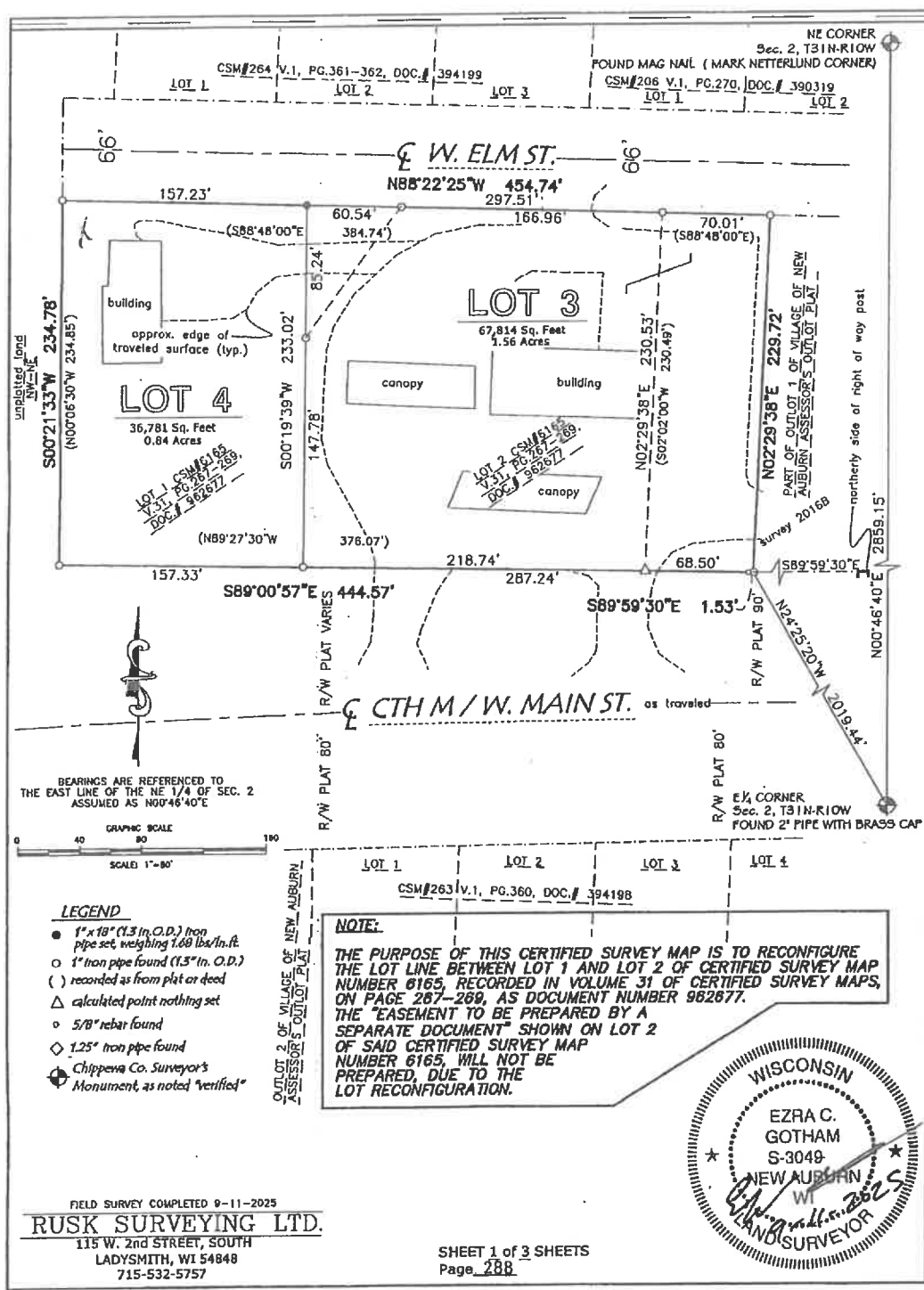
963422

RECORDED ON
09/15/2025 10:48 AM
MELANIE K. MCMANUS
REGISTER OF DEEDS
REC FEE: 30.00
TRANSFER FEE:
FEE EXEMPT:
CHIPPEWA COUNTY, WI
PAGES: 3

CHIPPEWA COUNTY CERTIFIED
SURVEY MAP No. 6174

Recorded in Vol. 31 of Certified Survey Maps page 288-290

OF LOT 1 AND LOT 2 OF CERTIFIED SURVEY MAP NUMBER 6165, RECORDED IN VOLUME 31 OF CERTIFIED SURVEY MAPS, ON PAGE 267-269, AS DOCUMENT NUMBER 962677, LOCATED IN THE NE 1/4 OF THE NE 1/4 OF SECTION 2, T.31N., R.10W., VILLAGE OF NEW AUBURN, CHIPPEWA COUNTY, WISCONSIN.



CHIPPEWA COUNTY CERTIFIED
SURVEY MAP No. 6174

Recorded in Vol. 31 of Certified Survey Maps page 288-290

OF LOT 1 AND LOT 2 OF CERTIFIED SURVEY MAP NUMBER 6165, RECORDED
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SECTION 2, T.31N., R.10W., VILLAGE OF NEW AUBURN, CHIPPEWA COUNTY,
WISCONSIN.

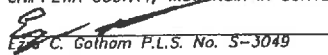
SURVEYOR'S CERTIFICATE

I, EZRA C. GOTHAM,
PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED LOT 1 AND LOT 2 OF CERTIFIED SURVEY MAP NUMBER 6165, RECORDED IN
VOLUME 31 OF CERTIFIED SURVEY MAPS, ON PAGE 267-269, AS DOCUMENT NUMBER 962677, LOCATED IN THE NE 1/4 OF
THE NE 1/4 OF SECTION 2, T.31N., R.10W., VILLAGE OF NEW AUBURN, CHIPPEWA COUNTY, WISCONSIN.

THE ABOVE DESCRIBED PARCELS ARE SUBJECT TO RIGHT OF WAY AND TO ANY EASEMENTS OR RESTRICTIONS OF RECORD OR
OF USE.

THAT I HAVE MADE SUCH SURVEY, LAND DIVISION, AND MAP BY THE DIRECTION OF DWAIN TROWBRIDGE. THAT TO THE BEST OF
MY KNOWLEDGE AND BELIEF: SUCH MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LAND
SURVEYED AND THE SUBDIVISION THEREOF AND COMPLIES WITH THE PROVISIONS OF s.236.34 OF THE WISCONSIN STATUTES,
A-E 7 OF THE WISCONSIN ADMINISTRATIVE CODE, AND SUBDIVISION REGULATIONS OF THE VILLAGE OF NEW AUBURN AND
CHIPPEWA COUNTY, WISCONSIN IN SURVEYING AND MAPPING SAID LANDS.


Ezra C. Gotham P.L.S. No. S-3049


Dated this 11 Day of SEPT., 2025

VILLAGE OF NEW AUBURN:

THIS CERTIFIED SURVEY MAP WHICH LIES IN THE VILLAGE OF NEW AUBURN, IS HEREBY APPROVED BY THE VILLAGE OF NEW
AUBURN.

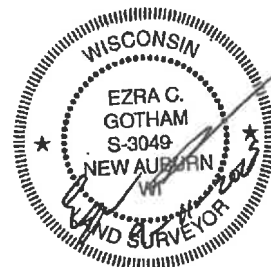
DATE: SEPTEMBER 11, 2025 APPROVED: 
VILLAGE PRESIDENT

I HEREBY CERTIFY THAT THIS CERTIFIED SURVEY MAP WAS APPROVED BY THE VILLAGE
OF NEW AUBURN.


VILLAGE CLERK

SURVEYOR'S NOTES:

1. The surveyed parcels are subject to right of way, easements, restrictions, and covenants of recorded or unrecorded means.
2. This is a survey of Doc.#782887 and Doc.# 961664.
3. Topographic features shown on map are approximate.
4. CSM #262 V.1, PG.358-359 and survey map 2016B filed with the Chippewa County Surveyor were held for the Northernly right of way line of County Highway M.
5. An opinion of title should be obtained from an attorney for the surveyed parcel as shown on this map before any utilization of this property is made by the owner, his assigns or heirs.



RUSK SURVEYING LTD.

115 W. 2nd STREET, SOUTH
LADYSMITH, WI 54848
715-532-5757

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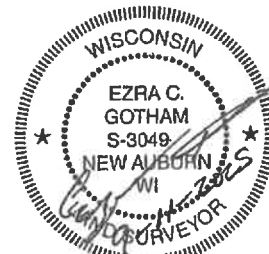
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WISCONSIN.

CONVENTIONAL ABBREVIATIONS

MINUTES OR FEET	.	PLUS OR MINUS	±
SECONDS	"	DEGREES	°
CENTER LINE	CL OR C	NUMBER	NO. OR #
COUNTY TRUNK HIGHWAY	CTH	ROAD	RD.
GRID NORTH	GN	AVENUE	AVE.
LEFT	LT.	STREET	ST.
RIGHT	RT.	SECTION	SEC.
PAGE	P. OR PG.	WITH	W/
VOLUME	V. OR VOL.	WITH OUT	W/O
PERMANENT LIMITED EASEMENT	PLE	COUNTY	CTY.
PROPERTY LINE	PL	SOUTHWEST	SW
TEMPORARY LIMITED EASEMENT	TLE	SOUTHEAST	SE
STATION	STA.	NORTHEAST	NE
TOWNSHIP	T.	NORTHWEST	NW
NORTH	N.	QUARTER	1/4
RANGE	R.	WISCONSIN	WI
WEST	W.	OUTSIDE DIAMETER	O.D.
SOUTH	S.	WI COUNTY COORDINATE SYSTEM	WCCS
EAST	E.	MONUMENT	MONU.
NORTH GRID COORDINATE	Y	SHEET	SHT.
EAST GRID COORDINATE	X	PROFESSIONAL LAND SURVEYOR	PLS
CAST IRON	C.I.	GOVERNMENT	GOV'T.
INCLUDING	INC.	COUNTY	CO.
SHED	SHD.	DIAMETER	DIA.
BUILDING	BLD.	SQUARE	Sq.
HOUSE	HOU.	FEET	Ft.
CERTIFIED SURVEY MAP	CSM	POUNDS	Lbs.
RIGHT OF WAY	R/W	INCH	In.
DOCUMENT	DOC.	LINEAL	Ln.
LOCATION	LOC.	APPROXIMATE	APPROX.
EXCLUDING	EXC.	STEEL MARKER NAIL 1" DIA.	SMN1
GARAGE	GAR.	IRON PIPE	I.P.
FOUND	FND.		
NOT TO SCALE	N.T.S.		
NOMINAL	NOM.		
TYPICAL	TYP.		



RUSK SURVEYING LTD.

115 W. 2nd STREET, SOUTH
LADYSMITH, WI 54848
715-532-5757

SHEET 3 of 3 SHEETS
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**EARNEST MONEY ESCROW AGREEMENT
REAL ESTATE SOLUTIONS, LLC**

DATE: 5/11/26

SELLER: Trowbridge Properties LLC
(print name)

SELLER: _____
(print name)

BUYER: _____
(print name)

BUYER: _____
(print name)

PROPERTY ADDRESS: 359 West Elm Street, New Auburn, WI 54757

ESCROW AGENT: TM TITLE
(print name)

FILE NO. _____

By their signatures below, the Seller(s), the Buyer(s) and the Escrow Agent agree that the Earnest Money referenced in the Offer to Purchase dated _____ and the Acceptance dated _____, which are attached hereto and incorporated herein by this reference, in the amount of \$ _____ in form of cash/check/other (circle applicable) shall be held by the Escrow Agent in a non-interest bearing account.

Seller(s), Buyer(s) and Escrow Agent further agree to be bound by the provisions by the Offer to Purchase and Acceptance, attached hereto and incorporated herein by this reference, relating to the holding and disbursement of all Earnest Money paid to the Escrow Agent and specifically agree and direct that such funds will be disbursed strictly in accordance with the terms of the Offer to Purchase and Acceptance.

The Escrow Agent's disbursement of Earnest Money does not determine the legal rights of the Buyer(s) or the Seller(s) in relation to the Offer to Purchase and Acceptance. Seller(s) and Buyer(s) agree to hold the Escrow Agent harmless from any liability for good faith disbursement of Earnest Money in accordance with the Offer to Purchase and Acceptance.

Acknowledged and agreed to effective this _____ day of _____, _____.

Authentisign
Dwain Trowbridge 05/13/26
Seller (sign)

Seller (sign)

Buyer (sign)

Buyer (sign)

Escrow Agent (sign)