

SELLER'S ADDENDUM A

Addendum A to WB-1 RESIDENTIAL LISTING CONTRACT –EXCLUSIVE RIGHT TO SELL and any Offer to Purchase regarding 727 Logan Street, Janesville, WI 53545.

1. The exclusive listing contract for sale of the above property shall be subject to the approval of the Court. No broker's commission or expenses shall be due or payable until and if approved by the Court.
2. The exclusive listing contract for lease of residential property, duty to close the transaction and payment of any commissions or expenses are further subject to the legal ability of the seller to convey the seller's interest in the assets or in the property.
3. The exclusive listing contract for sale of residential property, sale of the property and payment of commissions or expenses is subject to final approval of the Receiver. Receiver reserves the right to reject any and all offers, even after acceptance and not close under the offer or accepted offer.
4. The property is sold as is, where is with no warranties or representations of any kind, express or implied.
5. Any buyers shall acknowledge that the buyer has inspected the property in great detail, or had the opportunity to do so and finds it acceptable and, therefore, buyer shall rely exclusively on buyer's inspection in proceeding with the purchase of the property and not on any warranty or representation made in the single family listing contract or any offer, or of any seller or of any seller's agents.
6. Seller or any of seller's agents assume no responsibility for any amounts of hazardous or dangerous substances or materials or conditions, which are known or unknown, that may be in, at, on, or under this property. Seller makes no representations as to the presence or absence of any such substances or materials or conditions whether regulated or controlled by the Wisconsin Department of Natural Resources or any other government or regulatory agencies or not. Buyer has inspected or had the opportunity to inspect, for the presence of any such substances, materials or conditions.
7. At closing, Seller shall deliver a receiver's deed to the property
8. Closing shall occur not earlier than thirty (30) days following approval by the Court unless otherwise agreed between the parties.
9. Sale is subject to the ability of the seller to clear liens, encumbrances and mortgages against the real estate or sell the real estate with liens to attach to the proceeds and not the real estate.
10. All tax consequences of sale shall be reported on the Federal ID Number or Social Security Number of ~~David Temple~~ *Lois Strohrigl* or other owners.
11. Buyer is aware that Seller is selling the real estate as Receiver. Seller is selling and Buyer is purchasing in its **"EXISTING CONDITION" WITHOUT REPRESENTATION OR WARRANTIES OF ANY KIND OR NATURE.**
12. Buyer acknowledges for Buyer and Buyer's successors, heirs, and assignee, that Buyer has been given a reasonable opportunity to inspect and investigate the property and all improvements thereon, either independently or through agents of Buyer's choosing, and that in purchasing the property Buyer is not relying on Seller, or its agents, as to the condition or safety of the property and/or any improvements thereon, including but not necessarily limited to, **ALL EXISTING WINDOW COVERINGS, FLOOR COVERINGS,**

**ELECTRICAL, PLUMBING, HEATING, SEWAGE, SEPTIC, ROOF, AIR
CONDITIONING, IF ANY, FOUNDATIONS, SOILS AND GEOLOGY, PRESENCE
OF SOIL AND/OR WATER CONTAMINATION OF ANY KIND, LOT SIZE OR
SUITABILITY OF THE PROPERTY AND/OR ITS IMPROVEMENTS FOR
PARTICULAR PURPOSES, LEAD CONTENT OF PAINT OR WALL COVERINGS,
OR THAT APPLIANCES, IF ANY, PLUMBING AND/OR UTILITES ARE IN
WORKING ORDER, AND/OR IN COMPLIANCE WITH ANY CITY, COUNTY,
STATE AND/OR FEDERAL STATUTES, CODES OR ORDINANCES.**

13. Any report(s) that is required by the Buyer's Lender is to be the sole responsibility of the Buyer. Buyer shall neither make nor cause to be made (i) invasive or destructive investigations: or (ii) inspection by any governmental building or zoning inspector or governmental employee, unless required by Law. Buyer is not allowed to perform, order or otherwise cause any repair(s) and/or work to be done on the property prior to closing without the express written consent of the Seller.
14. Seller does not warrant existing structure as to its habitability or suitability for occupancy. **BUYER(S) ASSUMES RESPONSIBILITY TO CHECK THE APPROPRIATE PLANNING AUTHORITY FOR INTENDED USE AND HOLDS SELLER AND BROKER HARMLESS AS TO THE SUITABILITY FOR BUYER(S) INTENDED USE.**
15. Buyer(s) further states that they are relying solely upon their own inspection of subject property and not upon any representations made to them by any person whomsoever, and in purchasing the subject property in the condition in which it now is, without any obligation on the part of the Seller to make any changes, alterations, or repair thereto.
16. **THE CLOSING OF THIS TRANSACTION shall constitute as acknowledgement by the Buyer(s) that THE PREMISES WERE ACCEPTED WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND OR NATURE AND IN ITS PRESENT "AS-IS" CONDITION BASED SOLELY ON BUYER'S OWN INSPECTION.**

5-14-26

Date

Quana W. Receiver

Seller's Signature

Date

Buyer's Signature