

CONDITIONS OF SALE

The terms and conditions of the present public sale, held November 21, 2025 (herein "Public Sale Date"), are as follows:

1. **SELLER**: This sale is held on behalf of Benjamin B. Stoltzfus and Katie E. Stoltzfus, husband and wife, of 332 Little Britain Church Road, Peach Bottom, PA 17563 (herein the "Seller") the present owner of the Premises as hereinafter set forth.
2. **PREMISES**: The property to be sold (herein the "Premises") is commonly known as 243 S. Little Britain Road, Little Britain Township, Lancaster County, Pennsylvania and is more particularly described in the Deed marked Exhibit "A" attached hereto, made a part hereof, and incorporated herein by reference.
3. **PURCHASE AND DOWN PAYMENT**: The auctioneer, Beiler-Campbell Auction Service, shall take bids upon the Premises, and, in the event that the Premises is placed in the hands of the auctioneer for sale, the highest bidder on the Premises shall be the Purchaser of the Premises at the highest bid (herein "Purchase Price"). The highest bidder (herein "Purchaser") shall immediately thereafter execute and deliver to Seller the Purchaser's Agreement attached to these Conditions of Sale and shall pay Thirty Thousand Dollars (\$30,000) as a down payment toward the Purchase Price as security for the performance of the terms and conditions of these Conditions of Sale and Purchaser's Agreement. Purchaser acknowledges that the down payment shall be paid to the Seller and shall not be held in escrow. Checks for the down payment will be deposited the next business day. Post-dated or undated checks shall be conclusively deemed to be dated on the date of this sale. The Purchaser further acknowledges that the Premises is not being sold subject to the ability of the Purchaser to obtain any financing for the purchase thereof.
4. **REBIDDING**: If the auctioneer believes that any reasonable disputes arise among bidders, the Premises may immediately be put up for renewal bidding by the auctioneer.
5. **TITLE**: The balance of the purchase money shall be paid at settlement, as hereinafter set forth, upon which payment Seller shall convey to Purchaser, by special warranty deed prepared at Purchaser's expense, good and marketable fee simple title to the Premises insurable without exception at regular rates by a title insurance company of Buyer's choice licensed to do business in the Commonwealth of Pennsylvania, free and clear of liens and encumbrances except as noted in these conditions, but subject to existing wall rights, easements, building or use restrictions, zoning or land subdivision regulations, encroachments of cornices, trim, and spouting over property boundaries, or encroachments of any kind within the legal width of public highways, and subject to all easements, encumbrances, or encroachments which would be apparent upon reasonable physical inspection of the Premises. Seller makes no representations as to the validity, existence, or condition of any vehicle title for any mobile or modular home situate on the Premises. Buyer shall bear the sole responsibility of conveying any mobile or modular home title at settlement, and/or the cancellation of same. This Paragraph 5 only sets forth the quality of title to be conveyed by Seller to Purchaser. Nothing herein shall be construed as obligating Seller to provide any title search, or title insurance, at Seller's expense. The costs of any title search and title insurance desired by Purchaser shall be the sole responsibility of Purchaser, as set forth in Paragraph 7 hereof.

If Seller is unable to convey title of the quality set forth above on or before the Settlement Date, Seller may extend the Settlement Date for up to one hundred twenty (120) days (the "Title Extension Period") by providing written notice to Purchaser. If Seller declines to extend the Settlement Date or is unable to cure the title matters during any Title Extension Period, Purchaser may (1) take such title as Seller can give or (2) terminate this Agreement. If Purchaser elects the option to terminate this Agreement, Seller will return to

Purchaser all payments made to Seller on account of the Purchase Price and reimburse Purchaser for all reasonable and actual costs incurred for title searches and examinations, appraisals, inspections, and preparation of settlement documents. This Agreement and all obligations hereunder will terminate upon Seller's return and payment of the above amounts.

6. **SETTLEMENT**: Settlement shall be held at the Law Offices of Glick, Goodley, Deibler & Fanning, LLP, 434 W. 4th Street, Quarryville, Pennsylvania 17566, or at such other place as Purchaser may elect in Lancaster County on December 31, 2025 (herein "Settlement Date"), or before if Purchaser and Seller mutually agree, which time shall be of the essence of this Agreement. Possession of the Premises shall be given to Purchaser at settlement. Formal tender of deed and purchase money are waived.

On or before the tenth (10th) day following the Public Sale Date, Purchaser shall engage the services of an attorney and/or title company to prepare all documents to be executed at Settlement and to conduct Settlement.

7. **COSTS**: The costs related to this public sale, and the settlement on the Premises, shall be paid as follows:

- (a) Purchaser shall provide and pay:
 - (i) All required state and local realty transfer taxes.
 - (ii) Any survey, if desired or required by Purchaser, other than a survey required to provide Seller with an adequate legal description.
 - (iii) Any and all disbursement fees, escrow fees, service fees, or similar fees or costs, purported to be charged against Seller by any title company or attorney holding settlement for the Premises, unless expressly contracted for in writing by Seller.
 - (iv) The cost of any title search at regular rates, title insurance, certification of title, examination of title, and title company or settlement services.
 - (v) Preparation of other documents, including, but not limited to, deed, mortgage, and bill of sale for personal property, if any, and all fees incurred at settlement, including attorney fees, tax certification fees, disbursement fees, recording fees, or settlement fees, whether purported to be billed against Purchaser or Seller, unless expressly contracted for in writing by Seller.
- (b) Seller shall provide or pay for:
 - (i) Acknowledgements to deed.
 - (ii) Water and sewer rent, if any, through the earlier of the Settlement Date, or the date of prior delivery of possession to Purchaser.
 - (iii) A legally adequate description and preparing, obtaining, and/or recording releases or other documents or surveys reasonably required in order to make Seller's title to the Premises insurable at regular rates by a title insurance company of Seller's choice licensed to business in the Commonwealth of Pennsylvania.

- (c) Real estate taxes upon the Premises shall be apportioned on a fiscal basis to the earlier of the Settlement Date, or the date of prior delivery of possession to Purchaser. However, if the Premises is subject to any preferential assessment via the Pennsylvania Clean and Green Act or otherwise and Purchaser does not continue such preferential assessment program at settlement or thereafter, Purchaser will be solely responsible for any rollback taxes, interest penalties, or other charges that accrue as a result of such discontinuance, regardless of the reason for the same, but only those rollback taxes that are allocated to the Premises itself and not to any other properties that the Premises was enrolled together with.

8. **REJECTION OF BIDS:** Seller reserves the right to reject any and all bids. Seller reserves the right to withdraw the Premises from sale, and/or to adjourn the sale to a future date or dates.

9. **EMINENT DOMAIN AND EASEMENTS:** Seller represents that there are no pending and unsettled eminent domain proceedings, no appropriations by the filing of the State Highway plans in the Recorder's Office, and orders that have not been complied with from any governmental authority to do work or correct conditions affecting the Premises of which Seller has knowledge; that no part of the Premises, except any part within utility reserve strips in developments or within legal limits of highways, is, or at settlement will be, subject to any easement for underground electric or telephone cable or sewer, gas, or water pipe serving other than this Premises, any petroleum products pipeline or public storm sewer, or any other easement, except such easements as may appear of record, such easements as may be disclosed by a reasonable inspection of the Premises, or which are noted in these Conditions. Any proceeding for condemnation or by eminent domain instituted against the Premises after the date hereof shall in no way affect Purchaser's obligation to purchase the Premises; provided that Purchaser shall receive credit for any proceeds, consideration, damages, or sums paid by any condemning authority as a result of such action if the same is paid prior to settlement. In the event that any such proceeds, consideration, damages, or sums are paid after the Settlement Date, Purchaser shall be entitled to receive the same. Seller shall be under no obligation to defend against or appear in any such action, provided that Seller provides Purchaser with notice of the institution of such action no later than 15 days after Seller's receipt of notice thereof, and, in such event, Seller shall cooperate in Purchaser's defense of or appearance in such action, at Purchaser's expense.

10. **CONDITION OF PREMISES AND FIXTURES:** At settlement, the Premises and all its appurtenances and fixtures shall be in substantially the same condition as at present, except for the following: ordinary reasonable wear and tear; damages of any kind for which full or partial recovery may be had under Seller's or Purchaser's insurance; damages of any kind occurring after possession of the Premises has been given to Purchaser; damages arising from any condition of the Premises existing on the Public Sale Date; and/or, damages of any kind arising from any taking of the Premises by eminent domain.

Seller's Disclosure Statement attached hereto notwithstanding, by execution of Purchaser's Agreement, Purchaser acknowledges that he has had a full and complete opportunity to inspect the Premises. *The Premises is being sold unto Purchaser "AS IS", with no representation, guarantee or warranty regarding the condition of the Premises or any improvement or structure erected on the Premises, including, but not limited to, its structural integrity, roof, appliances, electrical system, heating system, plumbing, water system, sewage disposal system, or any portion thereof.* The Lead-Based Paint Disclosure attached hereto notwithstanding, no representation is made or warranty given regarding the presence or absence of any hazardous or toxic substances, materials or wastes, or that the Premises is in compliance with any federal, state or local environmental laws or regulations.

In the event any repair or improvement to or any inspection or testing of the Premises is desired by Purchaser or by any lender proposing to provide Purchaser with financing for the purchase of the Premises, the costs of any such repair, improvement, inspection, or testing shall be payable solely by Purchaser. Seller reserves the right to refuse to permit any such repair, improvement, inspection, or testing or to impose such conditions upon any permitted repair, improvement, inspection, or testing as Seller deems appropriate, including, but not limited to, insurance coverage and indemnification and hold harmless agreements. Purchaser's Agreement shall not be conditioned upon any such repair, improvement, inspection, or testing, or upon any specific results obtained from such inspection or testing.

11. **REAL ESTATE SELLER DISCLOSURE ACT:** Purchaser acknowledges that the Real Estate Seller Disclosure Act, Act No. 84 of 1996 (68 P.S. §7301, et seq.) (herein "Seller Disclosure Act"), requires Seller of certain real estate to provide certain disclosures regarding the real estate offered for sale, on a form required by Seller Disclosure Act. Purchaser further acknowledges that Seller Disclosure Act provides for damages in the event such disclosures are not made.

Attached hereto is a Seller's Disclosure Statement. Purchaser, by the execution of Purchasers' Agreement attached to these Conditions of Sale, acknowledges that he has a full and complete opportunity to review the Disclosure Statement attached hereto, and acknowledges receipt thereof. Purchaser hereby waives any further compliance with Seller Disclosure Act by Seller. Purchaser hereby releases, remises and quitclaims unto Seller any and all claims, actions or causes of action under Seller Disclosure Act. Seller has not conducted or had conducted any inspection or examination of the Premises, or any fixtures or equipment included with the Premises, prior to the date of this sale. The Disclosure Statement shall not constitute a guaranty or warranty of the condition of the Premises, or any fixtures or equipment included with the Premises. The Disclosure Statement shall not amend or supersede the provisions of Paragraph 10 of these Conditions of Sale.

Purchaser further acknowledges that neither the attorney for Seller, nor the auctioneer, has made any specific representations regarding the condition of the Premises, and that Purchaser has not relied upon any representations or statements of the attorney for Seller or auctioneer. Purchaser releases the attorney for Seller and the auctioneer from any claims, actions or causes of action arising from or due to any defect in the Premises existing on the date of this sale.

12. **LEAD BASE PAINT DISCLOSURE & WAIVER OF RISK ASSESSMENT:** This notice is provided pursuant to the requirements of regulations promulgated by the United States Environmental Protection Agency (herein "EPA"), 24 C.F.R. Part 35, and 40 C.F.R. Part 745. The Disclosure required by such regulations is attached hereto and made a part hereof. By the execution of Purchasers' Agreement attached to these Conditions of Sale, Purchaser acknowledges that he has reviewed the information as set forth in the Disclosure attached hereto, and certifies that, to the best of his knowledge, the information provided therein is true and accurate. Purchaser also waives rights under the aforesaid statute to be provided with a pamphlet required by the cited regulations about the dangers of lead poisoning. *The attached Disclosure contains a waiver of risk assessment. As a result of the waiver of risk assessment as set forth in the attached Disclosure, Purchaser acknowledges that the Premises is to be sold "AS IS", and shall not be subject to or contingent upon any such assessment or inspection for the presence of lead-based paint or lead-based paint hazards.*

13. **RADON DISCLOSURE:** Radon is a radioactive gas produced naturally in the ground by the normal decay of uranium and radium. Uranium and radium are widely distributed in trace amounts in the earth's crust. Descendants of Radon gas are called Radon daughters, or Radon progeny. Several Radon daughters emit alpha radiation, which has high energy but short range. Studies indicate the result of extended exposure to high levels of Radon gas/Radon daughters is an increased risk of lung cancer. Radon gas originates in soil and rocks.

It diffuses, as does any gas, and flows along the path of least resistance to the surface of the ground, and then to the atmosphere. Being a gas, Radon can also move into any air space, such as basements, crawl spaces and permeate throughout the home. If a house has a Radon problem, it can usually be cured by increased ventilation and/or preventing Radon entry. The Environmental Protection Agency advises corrective action if the annual average exposure to Radon daughters exceeds 0.02 working levels. Further information can be secured from the Department of Environmental Resources Radon Project Office, Call 1-800-23RADON or (215) 369-3590. Purchaser acknowledges that Purchaser has the right to have the buildings inspected to determine if Radon gas and/or daughters are present. Purchaser waives this right and agrees to accept the Premises AS IS, with no certification from Seller. Purchaser releases, quit claims, and forever discharges Seller, their heirs and assigns, from any and all claims, losses, or demands, including personal injuries, and all of the consequences thereof, whether now known or not, which may arise from the presence of Radon in any building on the Premises. Seller has no knowledge concerning the presence or absence of Radon.

14. **ZONING**: The parties acknowledge that no representation whatsoever is made concerning zoning of the Premises, or the uses of the Premises that may be permitted under local ordinances, and that Purchaser has satisfied himself that the zoning of the Premises is satisfactory for his contemplated use thereof. Purchaser hereby waives any applicable requirement for Seller to provide a certification of zoning classification prior to settlement pursuant to Disclosure Act of July 27, 1955, P.L. 288, §3, as amended and reenacted (21 P.S. §613). If Purchaser's intended use requires any federal, state, or local permits or inspections, including, but not limited to, use or occupancy permits, Purchaser is responsible for obtaining such permits or inspections at Purchaser's expense.

15. **INCLUSIONS WITH PREMISES**: Included in this sale are all buildings, improvements, rights, privileges, and appurtenances to the Premises, including if any, but not limited to:

- (a) Any water softening system;
- (b) Any central air conditioning fixtures and systems;
- (c) Radio and television aerials, masts, and mast and rotor equipment;
- (d) Any gas, electric, heating, plumbing, lighting, or water fixtures and systems;
- (e) Storm doors and windows, screen doors and fitted window screens;
- (f) Any roller or Venetian blinds, curtain and drapery rods and hardware;
- (g) Any laundry tubs, radiator covers, cabinets, awnings, or any other articles permanently affixed to the Premises, except as herein set forth.

No items of personal property are included in the sale of the Premises unless otherwise specifically set forth herein. Nothing in Sellers' Disclosure Statement attached hereto, setting forth the condition of any items of household goods, shall be interpreted as representing that the same shall be included in the sale of the Premises, unless such items are specifically listed in this Paragraph.

16. **EXCLUSIONS FROM PREMISES**: The following items are expressly excluded from the sale and will be removed from the Premises by Seller prior to settlement, the Premises to be restored to reasonable condition by Seller prior to settlement:

17. **1031 EXCHANGE**: If Seller desires to effectuate a 1031 tax deferred exchange, Purchaser agrees to cooperate with Seller and sign all necessary documents to do so provided that it does not pose any additional risk or expense to Purchaser.

18. **USE AND OCCUPANCY:** Purchaser is responsible to obtain and pay for the costs of any desired or required use and occupancy permit and any inspections or certifications required by a governing authority to occupy or settle on the Premises.

19. **FIRE INSURANCE:** Seller will continue in force the present insurance coverage upon the Premises until delivery of deed or possession to Purchaser, whichever event shall first occur, and, in case of loss, will credit on account of the purchase price at settlement any insurance collected or collectible either by Seller, or any mortgagee, or other loss payee thereof. Purchaser should inquire after the Premises is struck off concerning the amount of such insurance.

20. **PURCHASERS' DEFAULT:** In case of noncompliance by Purchaser with any term of these Conditions, Seller has the option, in addition to all other remedies provided by law or at equity, to exercise any one or more of the following remedies:

- (a) To retain Purchaser's down money as liquidated damages, regardless of whether or not, or on what terms, the Premises is retained or resold; or
- (a) To resell the Premises, at public or private sale, with or without notice to Purchaser, and hold Purchaser liable for the actual loss resulting from such resale, including attorneys' fees and costs incurred by Seller as a result of Purchaser's default. Seller may retain the down money paid hereunder as security for payment of such loss.

21. **SUMMARY OF CONDITIONS:** Purchaser acknowledged that these Conditions of Sale were available for inspection by Purchaser prior to the commencement of bidding and sale of the Premises, that Purchaser had an opportunity to review the full Conditions of Sale, and that Purchaser understands the contents thereof and all terms and conditions under which the Premises is being sold, agreeing to be bound by the full terms and conditions as set forth therein. Purchaser acknowledges that only a summary of the Conditions of Sale was read prior to commencement of bidding on the Premises, and that Purchaser is not relying upon the public reading of the Conditions of Sale as a complete statement of the terms and conditions for sale of the Premises.

22. **PARTIES BOUND:** These Conditions of Sale and Purchaser's Agreement made hereunder shall be binding upon the parties hereto and their respective heirs, successors, personal representatives and assigns.

23. **CONSTRUCTION:** All references to the highest bidder, Purchaser or Purchaser contained herein shall be deemed to refer to all Purchasers, jointly and severally, whether referred to in the singular or plural, or masculine or female, form.

24. **ASSIGNMENT:** Purchaser may not assign these Conditions of Sale, in whole or in part, without first obtaining the written approval of Seller.

25. **INTENT:** This Agreement represents the whole Agreement between the parties, and any representations concerning the Premises, or otherwise, made prior to the execution of Purchaser's Agreement, are hereby superseded by this Agreement.

26. **AMENDMENT:** No modification of these Conditions of Sale shall be valid unless made in writing, executed with the same degree of formality as these Conditions of Sale and Purchaser's Agreement attached hereto.

27. **EFFECT OF WAIVER OR CONSENT:** A consent or waiver by Seller, express or implied, to or of any breach or default by Purchaser in the performance of these Conditions of Sale is not a consent or waiver to or of any other breach or default. Failure on the part of Seller to complain of any act of Purchaser or to declare Purchaser in default of these Conditions of Sale, irrespective of how long that failure continues, does not constitute a waiver by Seller of Seller's rights with respect to that default until the applicable statute-of-limitations period has run.

28. **SEVERABILITY:** If any provision of these Conditions of Sale or the application thereof to any person, entity or circumstance is held invalid or unenforceable to any extent, the remainder of these Conditions of Sale and the application of that provision to other persons, entities or circumstances are not affected thereby. In such event, the invalid or unenforceable provision will be enforced to the greatest extent permitted by law.

29. **EXECUTION IN COUNTERPART OR BY FACSIMILE OR ELECTRONICALLY:**
This Agreement may be executed by facsimile or electronically and/or in counterparts, each of which shall be deemed an original Agreement and when combined shall constitute one Agreement.

IN WITNESS WHEREOF, Seller has executed these Conditions of Sale, intending to be legally bound hereby, on the day and year first above written.

Benjamin B. Stoltzfus

Katie E. Stoltzfus

Seller's address: 332 Little Britain Church Road, Peach Bottom, PA 17563
Phone: 717-548-4928 x 0
Email: soapstone@ibifax.com

c/o Samuel A. Goodley, III, Esq.
Law Firm of Glick, Goodley, Deibler & Fanning, LLP
131 West Main Street
New Holland, PA 17557
717-354-7700

Prepared By & Return To:
Edward L. Miller, Esquire
Blakinger Thomas, PC
28 Penn Square
Lancaster, PA 17603
(717) 299-1100

Parcel ID#: 380-79751-0-0000

THIS DEED

Made the 30th day of October, in the year Two Thousand and Eighteen (2018);

BETWEEN Louise Tomlinson, adult individual, of the County of Lancaster and Commonwealth of Pennsylvania, hereinafter referred to as the "Grantor"

AND

Benjamin B. Stoltzfus and Katie E. Stoltzfus, husband and wife, of the County of Lancaster and Commonwealth of Pennsylvania, hereinafter referred to as the "Grantees".

WITNESSETH, That in consideration of **Two Hundred Eighty Thousand and 00/100 Dollars (\$280,000.00)**, in hand paid, the receipt whereof is hereby acknowledged, the said grantor hereby grants and conveys to the said grantees, their heirs and assigns, as tenants by the entireties;

ALL THAT CERTAIN tract of land with 1 story stone dwelling, block garage, frame shed, metal shed and other improvements erected thereon, situated along the easterly side of South Little Britain Road (SR 2003) in the Township of Little Britain, County of Lancaster and Commonwealth of Pennsylvania, as the same appears as Lot No. 2 and Parcel 2A on a lot add-on plan bearing a revised plan date of March 21, 2001, prepared for Eller Estate by Lake Roeder Hiller & Beers, Civil Engineers, Land Surveyors and Landscape Architects, Lancaster, PA, Project No. 710700, and said plan being recorded in the Office of the Recorder of Deeds in and for Lancaster County, PA, in Subdivision Plan Book J-210, Page 41, and all the same being more fully bounded and described as follows:

BEGINNING at the southwesterly corner a mag nail set in or near the middle of South Little Britain Road (SR 2003), said nail being the northwesterly corner of Lot No. 1 and said nail also being located 1,195 feet more or less northerly of the intersection of South Little Britain Road and Kirks Mill Road (SR 2002); thence along in said road the following two courses and distances: (1) North 24 degrees 35 minutes 53 seconds East, a distance of 146.55 feet to a mag nail found; thence (2) North 24 degrees 46 minutes 41 seconds East, a distance of 133.53 feet to a mag nail set at the southwesterly corner of lands now or late of David L. and Patsy A. Eller, thence (3) along said lands of Eller and passing over a $\frac{3}{4}$ inch rebar set 16.63 feet from nail set, South 63 degrees 16 minutes 36 seconds East, a distance of 356.89 feet to a $\frac{3}{4}$ inch rebar set in line of lands now or late of Owen H., Jr. and Rosemary Groff; thence (4) along said lands of Groff, South 23 degrees 47 minutes 49 seconds West, a distance of 280.36 feet to a $\frac{3}{4}$ inch rebar set at the northeasterly corner of Lot No. 1; thence (5) along said Lot No. 1, North 63 degrees 16 minutes 36 seconds West, a distance of 361.23 feet to the point of beginning, having passed over a $\frac{3}{4}$ inch rebar set 16.97 feet from the beginning point.

CONTAINING 2.307 acres to deed line,

2.199 acres to the road right of way line.

BEING THE SAME PREMISES which Joseph R. Tomlinson and Louise Tomlinson, husband and wife, by Deed dated June 14, 2001 and recorded June 15, 2001 in the Office of the Recorder of Deeds in and for Lancaster County in Deed Book 7168, Page 0581, granted and conveyed unto themselves.

AND THE SAID Joseph R. Tomlinson died December 25, 2015 and title vested solely in Louise Tomlinson as surviving spouse.

UNDER AND SUBJECT to a restriction that the premises may not be used for the commercial raising, breeding, or sale of dogs. Dogs for the personal use and enjoyment of the grantees are permitted.

AND the said grantor does hereby Specially warrant the property hereby conveyed.

IN WITNESS WHEREOF, said grantor has hereunto set her hand and seal the day and year first above written.

SIGNED, SEALED AND DELIVERED

IN THE PRESENCE OF

Ed Miller

Louise Tomlinson Seal
Louise Tomlinson

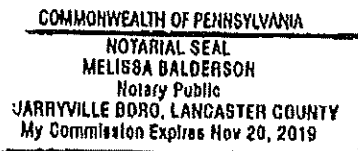
COMMONWEALTH OF PENNSYLVANIA

COUNTY OF LANCASTER

SS.

ON THIS, the 30th day of October, 2018, before me, a notary public, the undersigned officer, personally appeared **EDWARD L. MILLER**, I.D. No. 17345, known to me (or satisfactorily proven) to be a member of the bar of the highest court of said state and a subscribing witness to the within instrument, and certified that he was personally present when Louise Tomlinson, whose name is subscribed to the within instrument executed the same, and that said person acknowledged that she executed the same for the purpose therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.



Melissa Balderon
Notary Public

I HEREBY CERTIFY that the precise address of the grantees herein is 330 Little Britain Church Road, Peach Bottom, PA 17563.

Ed Miller
Edward L. Miller, Esquire

PURCHASER'S AGREEMENT & RECEIPT

The undersigned, as Purchaser, intending to be legally bound hereby, acknowledges that Purchaser has examined the Conditions of Sale attached hereto available for inspection prior to sale of the Premises, and agrees to be bound by the full terms thereof, further acknowledging that only a summary of the Conditions was read prior to commencement of bidding for the Premises. If more than one Purchaser signs, each are jointly and severally liable.

Purchaser agrees to purchase the Premises described in the foregoing Conditions of Sale under the terms and conditions as therein set forth, for the sum of _____
_____ (\$ _____) Dollars.

If Purchaser fails to make settlement as required in the foregoing Conditions of Sale, Purchaser irrevocably authorizes any attorney of any court to appear for Purchaser, or any of them, and to confess judgment against Purchaser, jointly or severally, for all sums due hereunder, including any loss resulting from resale of the Premises by Seller, whether by private or public sale, with or without notice to Purchaser, upon filing of an Affidavit of Default under the terms hereof, together with interest at the rate of Ten (10%) Percent per annum, and together with a collection fee equal to Ten (10%) Percent of the amount then due, but in no event less than Two Thousand Five Hundred 00/100 (\$2,500.00) Dollars, all costs of suit, release of heirs, and waiver of appeals, and without stay of execution. This warranty shall include a waiver of all appraisal, stay, and exemption laws of any state, now in force or hereafter enacted. This Power of Attorney shall not be affected by the disability of the principal or principals.

Purchasers execute this Agreement on November 21, 2025, intending to be legally bound hereby.

Purchaser 1 Sign: _____	Address: _____
Purchaser 1 Print: _____	_____
Purchaser 2 Sign: _____	Phone: _____
Purchaser 2 Print: _____	Email: _____

The undersigned acknowledges that Purchaser paid Seller the sum of Thirty Thousand Dollars (\$30,000) representing the down payment for the purchase of the Premises.

GLICK, GOODLEY, DEIBLER & FANNING, LLP

By: _____
Samuel A. Goodley, III, Esquire, Attorney for Seller
Law Firm of Glick, Goodley, Deibler & Fanning, LLP
131 West Main Street, New Holland, PA 17557
717-354-7700

SELLERS PROPERTY DISCLOSURE STATEMENT

243 S. Little Britain Road

A seller must disclose to a buyer all known material defects about property being sold that are not readily observable. This disclosure statement is designed to assist the seller in complying with disclosure requirements and to assist the buyer in evaluating the property being considered.

This statement discloses the seller's knowledge of the condition of the property as of the date signed by the seller and is not a substitute for any inspections or warranties that the buyer may wish to obtain. This statement is not a warranty of any kind by the seller or a warranty or representation by any listing real estate broker, any selling real estate broker or their agents. The buyer is encouraged to address concerns about the conditions of the property that may not be included in this statement. This statement does not relieve the seller of the obligation to disclose a material defect that may not be addressed on this form.

A material defect is a problem with the property or any portion of it that would have a significant adverse impact on the value of the residential real property or that involves an unreasonable risk to people on the land. The fact that a structural element, system or subsystem is near, at or beyond the end of its normal useful life is not by itself a material defect.

1. **SELLER'S EXPERTISE:** Seller does not possess expertise in contracting, engineering, architecture or other areas related to the construction and conditions of the Premises and its improvements except as follows:
2. **OCCUPANCY:** Do you, Seller, currently occupy this property? _____ Yes _____ No
If "no", when did you last occupy the property?
3. **ROOF:**
 - (a) Date roof installed: _____ Documented? _____ Yes _____ No
 - (b) Has the roof been replaced or repaired during your ownership? _____ Yes _____ No
If yes, were the existing shingles removed? _____ Yes _____ No
 - (c) Has the roof ever leaked during your ownership? _____ Yes _____ No
 - (d) Do you know of any problems with the roof gutters or down spouts? _____ Yes _____ NoExplain any "yes" answers that you give in this section:
4. **BASEMENTS AND CRAWL SPACES:** (Complete only if applicable):
 - (a) Does the property have a sump pump? _____ Yes _____ No _____ Unknown
 - (b) Are you aware of any water leakage, accumulation or dampness within the basement or crawl space? _____ Yes _____ No. If "yes", describe in detail:
 - (c) Do you know of any repairs or other attempts to control any water or dampness problem in the basement or crawl space? _____ Yes _____ No. If "yes", describe the location, extent, date and name of the person who did the repair or control effort:

5. **TERMITES/WOOD DESTROYING INSECTS, DRYROT, PESTS:**

- (a) Are you aware of any termites/wood destroying insects, dry-rot or pests affecting the property? ☐ Yes ☐ No
- (b) Are you aware of any damage to the property caused by termites/wood destroying insects, dry-rot or pests? ☐ Yes ☐ No
- (c) Is the Premises currently under contract by a licensed pest control company?
☐ Yes ☐ No
- (d) Are you aware of any termite/pest control reports or treatments for the property in the last five years? ☐ Yes ☐ No

Explain any "yes" answers that you give in this section:

6. **STRUCTURAL ITEMS:**

- (a) Are you aware of any past or present water leakage in the house or other structures?
☐ Yes ☐ No
- (b) Are you aware of any past or present movement, shifting, deterioration, or other problems with walls, foundations, or other structural components?
☐ Yes ☐ No
- (c) Are you aware of any past or present problems with driveways, walkways, patios, or retaining walls on the Premises? ☐ Yes ☐ No

Explain any "yes" answers that you give in this section. When explaining efforts to control or repair, please describe the location and extent of the problem and the date and person by whom the work was done if known:

7. **ADDITIONS / REMODELS:** Have you made any additions, structural changes, or other alterations to the Premises? ☐ Yes ☐ No If "yes", describe:

8. **WATER AND SEWAGE:**

- (a) What is the source of your drinking water? ☐ Well on Property ☐ Public Water
☐ Community Water System ☐ Other (explain):
If public, water service provider is _____
- (b) If your drinking water source is not public:
When was your water last tested? _____
What was the result of the test? _____
Is the pumping system in working order? ☐ Yes ☐ No. If "no", explain:
- (c) Do you have a softener, filter or other purification system? ☐ Yes ☐ No
If yes is the system ☐ Leased ☐ Owned?
- (d) What is the type of sewage system? ☐ Public Sewer ☐ Private Sewer
☐ Septic Tank ☐ Cesspool ☐ Other (explain):
If public, sewage service provider is _____
- (e) Is there a sewage pump? ☐ Yes ☐ No.
If "yes", is it in working order? ☐ Yes ☐ No

- (f) When was the septic system or cesspool last serviced? _____
(g) Is either the water or sewage system shared? _____ Yes _____ No. If "yes", explain:
(h) Are you aware of any leaks, backups or other problems relating to any of the plumbing, water and sewage-related items? _____ Yes _____ No. If "yes", explain:

9. **PLUMBING SYSTEM:**

- (a) Type of plumbing: _____ Copper _____ Galvanized
_____ Lead _____ PVC _____ Unknown _____ Other (explain):
(b) Are you aware of any problems with any of your plumbing fixtures (e.g. including but not limited to: kitchen, laundry or bathroom fixtures; wet bars; hot water heater; etc.)?
_____ Yes _____ No. If "yes" explain:

10. **HEATING AND AIR CONDITIONING:**

- (a) Type of air conditioning: _____ Central Electric _____ Central Gas
_____ Wall _____ None. Number of window units included in sale: _____
Location of window units included in sale, if any: _____
(b) List any areas of the house that are not air-conditioned:
(c) Type of heating: _____ Electric _____ Fuel Oil _____ Natural Gas _____ Other (explain):
(d) List any areas of the house that are not heated: _____
(e) Type of water heating: _____ Electric _____ Gas _____ Solar _____ Other (explain):
(f) Are you aware of any underground fuel tanks on the property? _____ Yes _____ No
If "yes", describe:
(g) Are you aware of any problems with any item in this section? _____ Yes _____ No
If "yes", explain:

11. **ELECTRICAL SYSTEM:**

- (a) Are you aware of any problems or repairs needed in the electrical system?
_____ Yes _____ No. If "yes," explain:
(b) Has a solar electrical system been installed?
_____ Yes _____ No. If "yes,":
Location of the solar system: _____
Is the system owned or leased: _____. If leased, provide the terms of the lease: _____

12. **OTHER EQUIPMENT & APPLIANCES INCLUDED IN SALE:** (Complete only if applicable)

- (a) _____ Electric Garage Door Opener. Number of Transmitters _____
(b) _____ Smoke Detectors. How many? _____ Locations: _____

- (c) ☐ Security Alarm System ☐ Owned ☐ Leased.
 Lease Information:
- (d) ☐ Lawn Sprinkler # ☐ Automatic Timer
- (e) ☐ Swimming Pool ☐ Pool Heater ☐ Spa/Hot Tub
 Pool/Spa Equipment (list):
- (f) ☐ Refrigerator ☐ Range ☐ Microwave Oven ☐ Dishwasher
☐ Trash Compactor ☐ Garbage Disposal
- (g) ☐ Washer ☐ Dryer
- (h) ☐ Intercom
- (i) ☐ Ceiling fans Number: ☐ Location: ☐
- (j) Other: ☐

Are any items in this section in need of repair or replacement?
☐ Yes ☐ No ☐ Unknown. If yes, explain:

13. LAND (SOILS, DRAINAGE, AND BOUNDARIES):

- (a) Are you aware of any fill or expansive soil on the Premises? ☐ Yes ☐ No
- (b) Are you aware of any sliding, settling, earth movement, upheaval, subsidence, or earth stability problems that have occurred on or affect the Premises? ☐ Yes ☐ No

Note to Purchaser: The Premises may be subject to mine subsidence damage. Maps of the counties and mines where mine subsidence damage may occur and mine subsidence insurance are available through: Department of Environmental Protection, Mine Subsidence Insurance Fund, 3913 Washington Road, McMurray, PA 15317 (412) 941-7100.

- (c) Are you aware of any existing or proposed mining, strip-mining, or any other excavations that might affect this Premises? ☐ Yes ☐ No
- (d) To your knowledge, is this property, or part of it, located in a flood zone or wetlands area?
☐ Yes ☐ No
- (e) Do you know of any past or present drainage or flooding problems affecting the property?
☐ Yes ☐ No
- (f) Do you know of any encroachments, boundary line disputes, or easements?
☐ Yes ☐ No

Note to Purchaser: Most properties have easements running across them from utility services and other reasons. In many cases, the easements do not restrict the ordinary use of the property, and Seller may not be readily aware of them. Purchasers may wish to determine the existence of easements and restrictions by examining the property and ordering an Abstract of Title or searching the records of the Recorder of Deeds Office for the county before entering into an Agreement of Sale.

- (g) Are you aware of any shared or common areas (e.g., driveways, bridges, docks, walls, etc.) or maintenance agreements? ☐ Yes ☐ No
 Explain any "yes" answers that you give in this section:

- (h) Are you aware of any sinkholes that have developed on the property?
☐ Yes ☐ No
 Explain any "yes" answers that you give in this section:

14. **HAZARDOUS SUBSTANCES:**

- (a) Are you aware of any underground tanks or hazardous substances present on the Premises (structure or soil) such as, but not limited to, asbestos, Polychlorinated biphenyls (PCBs), radon, lead paint, Urea Formaldehyde Foam Insulation (UFFI) etc? ☐ Yes ☐ No
- (b) To your knowledge, has the property been tested for any hazardous substances?
☐ Yes ☐ No
- (c) Do you know of any other environmental concerns that might impact upon the Premises? ☐ Yes ☐ No

Explain any "yes" answers that you give in this section:

15. **CONDOMINIUMS AND OTHER HOMEOWNERS' ASSOCIATIONS:**

(Complete only if applicable) Type of Association, if any: ☐ Condominium
☐ Cooperative ☐ Homeowners Association ☐ Other

Notice Regarding Condominiums and Cooperatives: According to Section 3407 of the Uniform Condominium Act [68 Pa.C.S. §3407 (relating to resale of units) and 68 Pa.C.S. §4409 (relating to resale of cooperative interests)], a Buyer of a resale unit in a condominium or cooperative must receive a certificate of resale issued by the association in the condominium or cooperative. The Buyer will have the option of canceling the agreement with the return of all deposit monies until the certificate has been provided to the Buyer and for five days thereafter or until conveyance, whichever occurs first.

16. **STORM WATER FACILITIES**

- (a) Do you know the location and condition of any basin, pond, ditch, drain, swale, culvert, pipe or other manmade feature of the land that temporarily or permanently conveys or manages storm water for the property?
☐ Yes ☐ No ☐ Unknown
- (b) If the answer to (a) is yes, is the owner of this property responsible for the ongoing maintenance of the storm water facility?
☐ Yes ☐ No ☐ Unknown. If yes, explain:

17. **MISCELLANEOUS:**

- (a) Are you aware of any existing or threatened legal action affecting the property?
☐ Yes ☐ No
- (b) Do you know of any violations of federal, state, or local laws or regulations relating to this Premises? ☐ Yes ☐ No
- (c) Are you aware of any public improvement, condominium or homeowner association assessments against the Premises that remain unpaid or of any violations of zoning, housing, building, safety or fire ordinances that remain uncorrected?
☐ Yes ☐ No
- (d) Are you aware of any judgment, encumbrance, lien (for example co-maker or equity loan) or other debt against this Premises that cannot be satisfied by the proceeds of this sale?
☐ Yes ☐ No
- (e) Are you aware of any reason, including a defect in title, that would prevent you from giving a warranty deed or conveying title to the Premises? ☐ Yes ☐ No
- (f) Are you aware of any material defects to the Premises, dwelling, or fixtures which are not disclosed elsewhere on this form? ☐ Yes ☐ No. A material defect is a problem with the property or any portion of it that would have a significant adverse impact on the value of the residential real property or that involves an unreasonable risk to people on the land.

- (g) Do you have trash service that is provided by the township? _____ Yes _____ No
(h) Do you have any other public services that are paid to the township i.e. Street Lights?
_____ Yes _____ No

Explain any "yes" answers that you give in this section:

The undersigned seller represents that the information set forth in this disclosure statement is accurate and complete to the best of the seller's knowledge. The seller hereby authorizes any agent for the seller to provide this information to prospective buyers of the property and to other real estate agents. The seller alone is responsible for the accuracy of the information contained in this statement. The seller shall cause the buyer to be notified in writing of any information supplied on this form that is rendered inaccurate by a change in the condition of the property following the completion of this form.

*Seller's
Signature(s):*

Benjamin B. Stoltzfus

Katie E. Stoltzfus

Date: _____, 2025

**INFORMATION AND ACKNOWLEDGEMENT
LEAD-BASED AND/OR LEAD-BASED PAINT HAZARDS**

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. Seller of any interest in residential real property is required to provide Purchaser with any information on lead-based paint hazards from risk assessments or inspections in Seller's possession and notify Purchaser 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

(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, as follows:

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

(b) Records and Reports available to Seller (check one below):

_____ Seller has provided Purchaser 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.

PURCHASER'S ACKNOWLEDGEMENT

(c) Purchaser has received copies of all information listed above, if any.

(d) Purchaser waives rights to be provided with the pamphlet *Protect Your Family From Lead In Your Home* concerning the dangers of lead poisoning.

(e) Purchaser has (check one below):

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

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

Benjamin B. Stoltzfus

Katie E. Stoltzfus