

Article of Agreement,

MADE THE 30th day of April in the year two thousand twenty-six (2026)

BETWEEN GERALD L. FREY, JR., Individually, Loysville, Pennsylvania, Party of the First Part

and

_____, Party of the Second Part

WITNESSETH, that the said Party of the First Part, in consideration of the covenants and agreements hereinafter contained, on the part of the said Party of the Second Part to be kept and performed has agreed and does hereby agree to sell and convey unto the said Party of the Second Part, his heirs and assigns, all the land and premises hereinafter mentioned and fully described, for the sum of _____ (\$ _____) Dollars, upon the following terms:

- Thirty-Five Thousand (\$35,000.00) Dollars down on signing of this Agreement, receipt of which is hereby acknowledged and the balance of the purchase price to be paid at settlement to be held on or before June 30, 2026.
- The property that is subject to this Agreement is described as follows: All that lot of ground known as 3206 Bowman Road, with a dwelling house thereon erected, situate in East Hempfield Township, Lancaster County, Pennsylvania, being Tax Parcel No. 290-32815-0-0000 and described in deed recorded in Lancaster County Instrument No. 6043448.
- Realty Transfer Taxes shall be paid by the Buyer.
- Real Estate taxes shall be pro-rated on the date of settlement.
- Time is of the Essence in this Agreement.
- It is agreed, by and between the said parties, that possession of said premises shall be delivered to the Party of the Second Part, his heirs, or assigns, on the day of settlement until which time the Party of the First Part shall be entitled to have and receive the rents, issues and profits thereof.
- In the event of default in the terms of this Agreement by Second Party, all monies paid shall be considered as liquidated damages.
- Pursuant to the Pennsylvania Sewage Facilities Act, Party of the Second Part understands that there is existing community sewage system.
- Upon the payment of the said sum, the said Party of the First part will, at settlement when all monies are paid make, execute and deliver to the Party of the Second Part, a good and sufficient

Executor's Deed for the proper conveying and assuring of the said premises in fee simple, free from all encumbrance and dower, or right of dower, such conveyance to contain the usual covenants of special warranty. The title is to be good and marketable and such as will be insured by any responsible title insurance company at its regular rates and in the full amount of the purchase price.

- Risk of loss from fire or other casualty shall remain in the Party of the First Part until final settlement. In case of fire or other casualty prior to settlement, the Parties of the Second Part shall have the option of rescinding the agreement or of settling and obtaining an assignment of the insurance proceeds.
- Included in the sale are the following items of personal property:
 - Second Party hereto waives all rights to disclosure and inspection for lead paint.
 - This document contains the entire agreement between the parties; there are no representations, warranties, covenants, terms or conditions, except as specifically set forth herein.
 - The Party of the Second Part represents that he has inspected the premises subject to this Agreement and is satisfied with the condition, quality and quantity thereof and further agree to accept the premises "as is."
 - This Agreement shall be binding on the parties, their heirs, successors and assigns.

IN WITNESS WHEREOF, the said parties to this Agreement have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered in the Presence of

GERALD L. FREY, JR., Individually
_____, Buyer
_____, Buyer
_____, Buyer