

Applera Solutions, LLC
Elizabeth Manning, Administrative Director
280 Hawthorne Village Dr Ste 200
Kent, KY 40502

Xp Realty, LLC
Elizabeth Manning, Director
280 Hawthorne Village Dr Ste 200
Kent, KY 40502

REAL ESTATE AUCTION PURCHASE AND SALE CONTRACT

Date: April 8, 2023

Restrictions

Through you, as agents, I or We will give notice to the Buyer of the restrictions on the Property. Buyer agrees to accept the restrictions on the Property as a condition of purchase. Buyer agrees to accept the restrictions on the Property as a condition of purchase.

1. Minimum Floor Areas

The minimum floor area of the heated living area of all houses of the Property shall be at least 1,200 square feet, exclusive of garages and porches.

2. Structures

a. No mobile home or double wide home shall be on the property.
b. No outbuilding, trailer, basement, tent, shack, barn or structure other than the main residence erected on a lot of the property shall at any time be used as a residence, temporarily or permanently.

This note shall bear 0% interest and shall be paid in full on demand. In the case of a partial payment, the note shall bear 0% interest on the amount of the unpaid principal balance. All court costs, attorney fees and collection expenses in addition to the principal and interest shall be paid by the Buyer. The Buyer shall be responsible for the cost of recording this instrument. The Buyer shall be responsible for the cost of recording this instrument. The Buyer shall be responsible for the cost of recording this instrument.

INSURANCE SHOULD BE PLACED ON THE PROPERTY BY THE BUYER.

BUYER
I, the undersigned, being of legal age and of sound mind, do hereby certify that I have read the above and understand the contents thereof. I agree to the terms and conditions of the contract and to the restrictions on the Property. I agree to the terms and conditions of the contract and to the restrictions on the Property.

Accepted by the Buyer on this 8th day of April 2023.

Buyer Name and Sign
Buyer Address
Buyer Phone Number

The above purchase is hereby acknowledged on this 8th day of April 2023.

Buyer Name and Sign
Buyer Address
Buyer Phone Number