

Greg Burnight (Trust Attorney) has advised on the following:

The townhome is held in the name of "Rita May Ricci, successor trustee of the 1998 Betty Loo Larsen Revocable Trust dated September 17, 1998"

Below is the As Is language that Greg Burnight (Trust Attorney) requested in offers:

Buyer acknowledges and agrees that except for any representations and warranties made by Seller herein, the Property, structure and improvements are being sold in an "**AS IS**" condition, with no representation or warranty, express or implied, on the part of Seller regarding the condition or suitability of the Property, structure and improvements, systems or components other than as is set forth in this Agreement. It shall be the sole responsibility of Buyer to investigate and determine the condition of the Property and its suitability for Buyer's use.

Buyer is not relying on any representations or warranties of any kind whatsoever, express or implied, from Seller or Seller's representatives, as to any matters concerning the Property and its condition. Buyer acknowledges that Seller is a fiduciary, selling the Property in her fiduciary capacity and has never occupied the Property. Any and all representations of Seller hereunder or in any corollary disclosures are expressly limited to being made "to the best of Seller's actual knowledge", and Seller has not undertaken or conducted any independent investigation of the property.