

ESTATE ADDENDUM

*This Addendum must accompany any Listing Contract and
Offer to Purchase
1407 Willow Road, Sturtevant, Wisconsin*

1. **"AS IS" CONDITION OF PROPERTY** The property is being sold by the Estate of Karon A. Murphy, by its Personal Representatives, Steven R. Murphy, who has no or limited knowledge of the condition of the property. Buyer shall accept the property at closing "AS-IS, WHEREAS, WITH ALL FAULTS" as to physical and environmental condition. Buyer has not relied on and will not rely on, and Seller is not liable for, nor shall Seller be bound by any expressed or implied warranties, statements, representations or information pertaining to the Property or related thereto.
2. **PROPERTY CONDITION REPORT.** The parties acknowledge that Seller, as the Estate of Karon A. Murphy, is exempt from providing a Real Estate Condition Report pursuant to Section 709.01(2)(a), Wis. Stats., and that Seller shall not provide such a report to Buyer and Buyer waives any right to receipt of such report.
3. **CONVEYANCE.** Conveyance of title will be by Personal Representative's Deed.

Estate of Karon A. Murphy

By: _____
Steven R. Murphy, Personal Representative

(Real Estate Office)

By: _____

Buyer's Acknowledgment

Buyer(s) have read the foregoing Estate Addendum and accept the property in its "AS IS" condition and agree to the foregoing Estate Addendum.

Buyer: _____ Date: _____

Buyer: _____ Date: _____