Addendum A

"As-Is"

This Addendum is made a part of the WB-11 Residential Offer to Purchase dated _____, 2026 (the "Offer") for the purchase of the real estate located at 12555 Laurel Ln., Elm Grove, WI 53122 ("Property").

Seller is the Personal Representative of an estate. Seller has not occupied the Property and has no knowledge of the current condition of the Property. The Property is being offered in "as-is/where-is" condition. Neither Seller, nor any agent or employee of Seller, or any other party in any way affiliated with Seller, has made or makes any statements, representations or warranty concerning the physical and/or non-physical aspects of the Property.

Buyer has made or will make a thorough, independent inspection of the Property (including the operational aspects of the Property) and hereby agrees to purchase same in "as-is/where-is" condition, without any representations or warranties from Seller or any agent or employee of Seller, or any other party in any way affiliated with Seller. Any provision in the Offer to the contrary shall be deleted in its entirety and have no further effect on this transaction.

Buyer waives all rights to rescind under Chapter 709 of the Wisconsin Statutes based upon Seller not providing a Property Condition Report. Buyer agrees that Buyer has not relied on any representations or warranties relating to the Property. Buyer further waives the right to, and covenant not to, bring any statutory or common law claims against Seller based on the physical condition of the Property or any defects in the Property.

By closing on the purchase of the Property, the Buyer will be deemed to have released the Seller from any and all claims and/or rights of any Buyer(s) (whether such claims or rights arise under contract, tort, statute, equity, or any other theories) which are based on the physical condition of the Property or any defects in the Property.

[Remainder of Page Intentionally Blank; Signatures Appear on Following Page.]

BUYER: **SELLER: The Estate of Phyllis J. Emanuel**

By: _____ By: _____
Suzanne Bohr, Personal Representative

By: _____

This form was drafted by:
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