

Lannon Stone Realty LLC

Addendum AS IS to the Offer to Purchase

Addendum attached to and made part of the Offer to Purchase dated _____ made by the Buyer,
_____ with respect to the Property at 3920 Fiebrantz Dr,
Brookfield _____, Wisconsin.

The terms, conditions and specifications set forth in this addendum shall supersede and prevail over any inconsistent terms, conditions, and/or specifications on any other contract documents.

The warranties and representations contained in the Offer to Purchase for the property located at 3920 Fiebrantz Drive Brookfield, Wisconsin 53005 and the survival of the same following closing and the conveyance of the premises are hereby deleted and the following is substituted therefor:

Buyer understands and agrees that the premises are being purchased AS IS and that neither Seller nor Seller's agent(s) makes nor has made any warranties or representations as to the quality or condition of the subject property. The Buyer hereby acknowledges receipt of sufficient, independent consideration for the purpose of extending the terms of this paragraph to all actions against Seller or Seller's agents for negligence and/or misrepresentation, which Buyer may now have or acquire in the future against Seller. Buyer shall exclusively rely upon the Buyer's personal inspections and the inspections of the Buyer's own agents and representatives in proceeding with the purchase hereunder and shall not rely upon any statement of Seller and/or Seller's agent(s), whether contained herein or made verbally or in writing elsewhere.

The property shall be conveyed by a Trustee's Deed without Warranty.

If Buyer(s) elect to perform any inspection(s) or testing, buyer(s) understand and agree this is for their informational purposes only. Seller does not elect to cure any defects and will not review information on said inspection(s) or testing done by the buyer(s).

WB-11 lines 105-177 are hereby deleted from the contract. Property being sold by Trustee who has never occupied the property. No condition report provided.

Earnest money to be held by Travelers Title 1025 S 108th St, Milwaukee, WI 53214.

Addendum prepared by attorney Gregory Kotsonis.
Storm, Balgeman & Klippel, S.C.

(Buyer's Signature) ▲

(Date) ▲

(Seller's Signature) ▲

Carol A Guardia Trust

(Date) ▲

Gregory Kotsonis Trustee

(Buyer's Signature) ▲

(Date) ▲

(Seller's Signature) ▲

(Date) ▲